



Wicks 12 Plex

517 Wicks Lane
Billings, Montana 59105

Property Highlights

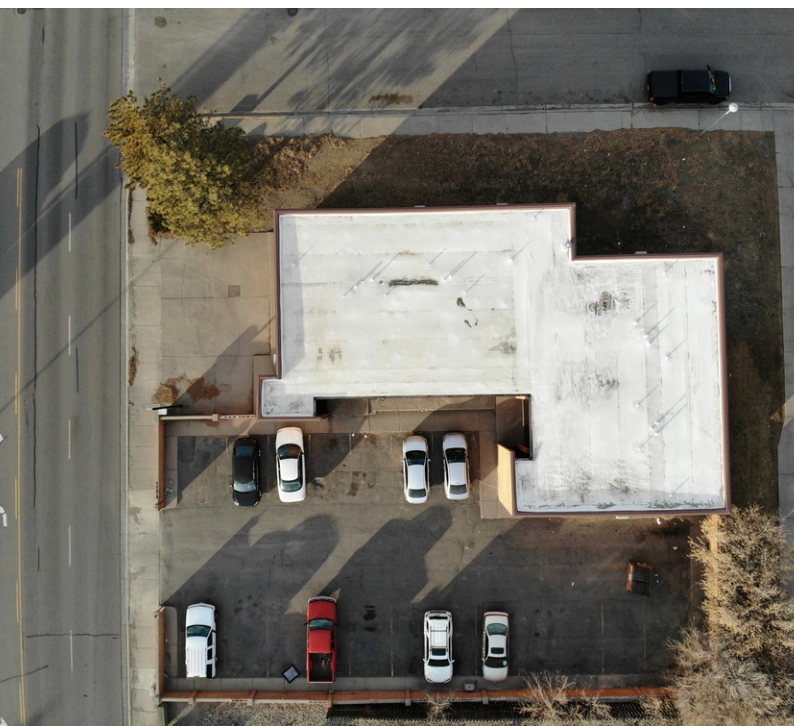
- Fully Occupied
- Strong Rental History
- Extremely well maintained
- Built in 1975
- Baseboard Heating/Window AC Units
- Recently repaired/updated 60 mil TPO roof and recent updates to boiler, water heaters and windows
- Off Street Parking
- OM and Financials available to qualified buyer

OFFERING SUMMARY

Sale Price:	\$870,000
Number of Units:	12
Lot Size:	15,698 SF
Building Size:	7,386 SF
Cap Rate:	6.21%
Unit Mix:	1 bedroom/1 bathroom



Ethan Kanning
Broker/Principal | 406.672.0435
ekanning@naibusinessproperties.com



EXTERIOR DESCRIPTION

Property features a masonry exterior with internal masonry/block dividing walls provides extra insulation and cancels outside noise. The roof is a 60 mil TPO membrane with recent repairs from hail claim which also included newly installed flashing and caps. All windows are double pane sliders, replaced in 2011-2012.

INTERIOR DESCRIPTION

Interior includes common area coin op washer and dryer. Owner has replaced 7 of the 12 stoves in the past 5 years and has an extra stove on site, in storage. Boiler was replaced in 2015 by Midland Mechanical. Each unit offers its own water heater, replaced as needed from 2011 through 2018.

PARKING DESCRIPTION

Two off street lots, spaces not assigned, and shared off street parking.

UTILITIES DESCRIPTION

Sub metered electric, common gas and water/sewer. AC via window units (Tenant supplied). Gas boiler common area and unit heating. Each unit has included internet/cable access, paid by Tenant.

OTHER INFO

- Unit Mix: All one bedroom, one bathroom, same SF and floor plan for each unit.
- Currently fully leased and managed by owner. No floor plans on file.
- No smoking allowed on site, some pets, no recent evictions, professional tenant mix.

Ethan Kanning
Broker/Principal | 406.672.0435
ekanning@naibusinessproperties.com









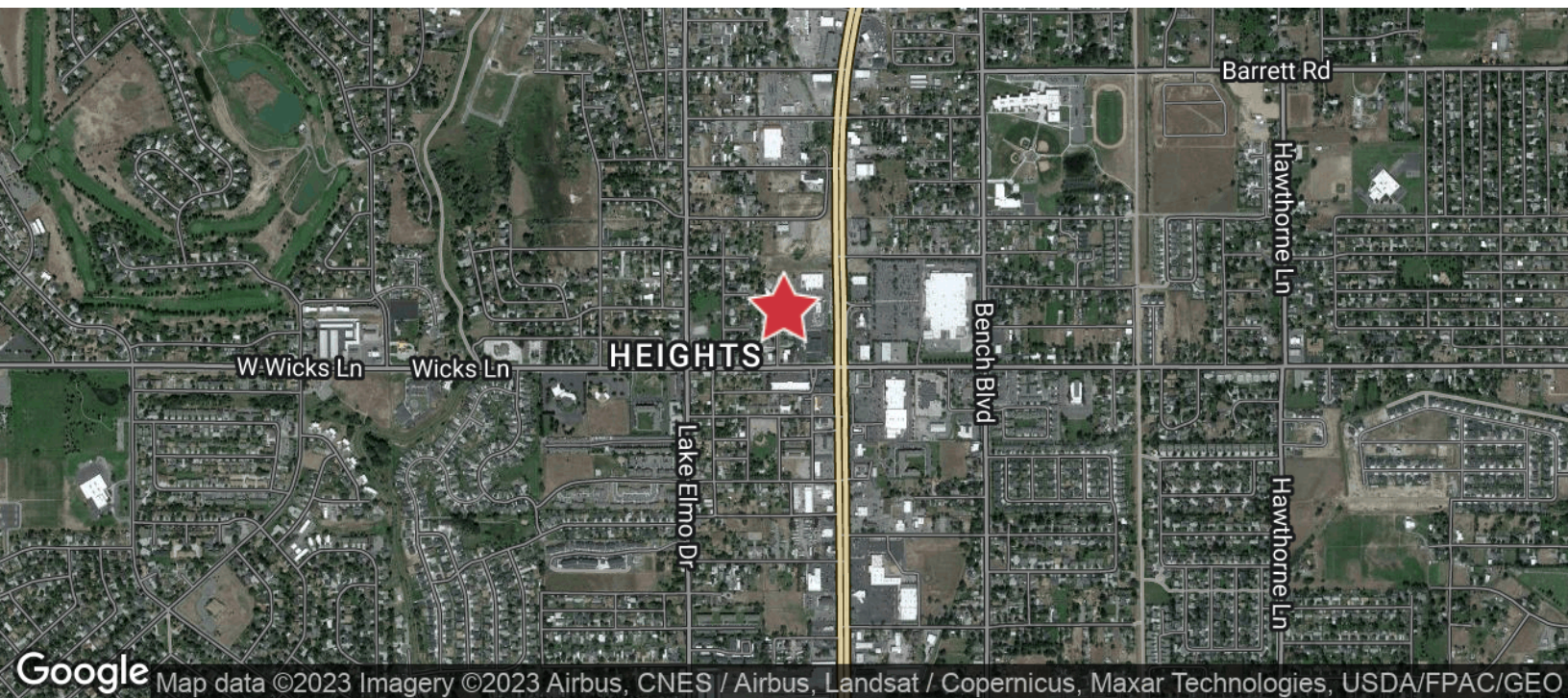
FOR SALE



12-PLEX



7,386 SF



Ethan Kanning
Broker/Principal | 406.672.0435
ekanning@naibusinessproperties.com



<https://www.naibusinessproperties.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.