

# 344 GRAND DUPLEX



## FOR SALE



### Property Highlights

- Built in 1928, renovated in 1996
- Zoned NO-Neighborhood Office, offering versatile possibilities
- Ideally located in the heart of Billings, MT
- Daily traffic count of 13,096

### Property Description

Discover a prime value-add opportunity at 344 Grand Ave, Billings, MT. This 2,357 SF property features two units within a structure built in 1928 and renovated in 1996. Zoned NO-Neighborhood Office, this property offers potential for strategic enhancements and customization. Positioned in the heart of Billings, it presents an appealing prospect for the discerning low-rise/garden investor seeking a rewarding addition to their portfolio.

### OFFERING SUMMARY

Sale Price:	\$220,000
Number of Units:	2
Lot Size:	7,000 SF
Building Size:	2,357 SF

### DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	550	2,274	7,564
Total Population	997	4,355	15,209
Average HH Income	\$67,963	\$65,250	\$57,979

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