



# 220 & 222 N 17th St

Billings, Montana 59101

## Property Highlights

- 222 N 17th St: 2,920 SF open floor plan (includes basement SF)
- Currently set up for commercial business
- Property needs to be remodeled to increase rental demand
- Outside & interior entrance to the basement
- Open main floor layout ready for design/build
- Large fenced yard with storage shed
- 220 N 17th St: Approx. 650 SF (2 bedroom 1 bath house)
- Small garage & storage shed
- Additional parking off the alley
- BOTH HOUSES MUST SELL TOGETHER

## Property Description

Two single family homes available for sale with endless potential. The properties are conveniently located near the heart of downtown and the medical corridor.

## OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	2
Lot Size:	14,000 SF
Building Size:	3,570 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,614	23,528	41,135
Total Population	4,643	49,963	88,991
Average HH Income	\$36,940	\$60,664	\$68,873



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**FOR SALE**



**TWO HOUSES FOR SALE**



**3,570 SF**



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