



## Arnold Lane Investment

2409 Arnold Lane  
Billings, Montana 59102

### Property Highlights

- 9,710 SF fully leased multi use investment property
- Main Level Retail Space: 2,400 SF, single tenant
- Main Level Office Space: 3,200 SF, single tenant
- Upstairs Executive Office Space: 8 tenants
- Downstairs Apartment: 650 SF
- Net Operating Income (NOI): \$80,455
- CAP Rate: 7%
- Significant capital improvement include: new roof, new siding, new asphalt seal coat/stripping, brand new office space on 1st/2nd level, apartment with new finishes. All work completed in 2018.
- Financials available to qualified prospects

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,150,000
<b>Lot Size</b>	0.41 Acres
<b>Building Size</b>	9,710 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	10,245	\$65,210
<b>3 Miles</b>	66,417	\$60,220
<b>5 Miles</b>	98,691	\$59,391

For more information

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## Exterior Improvements



New Roof on West Building, Roof Repairs on East Building



Exterior Facade update, new asphalt seal coat/stripping



Brand New Siding



Brand New Landscaping and Concrete



## Office Suites & Apartment



Second Level Executive Office Suites: 8 total (Common Area Kitchen Pictured)



Executive Office Suites Entrance with Mailbox



Executive Office Suite with New Commercial Finishes



Basement Apartment with Egress Windows



Basement Apartment, All Brand New Finishes



# Location Maps

