

For Sale

Investment Property

9,710 SF | \$1,150,000



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/striping, brand new office space on 1st/2nd level, apartment with new finishes. All work completed in 2018.
- · Financials available to qualified prospects

OFFERING SUMMARY		
Sale Price	\$1,150,000	
Lot Size	0.41 Acres	
Building Size	9,710 SF	

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

For more information

Matt Robertson, SIOR

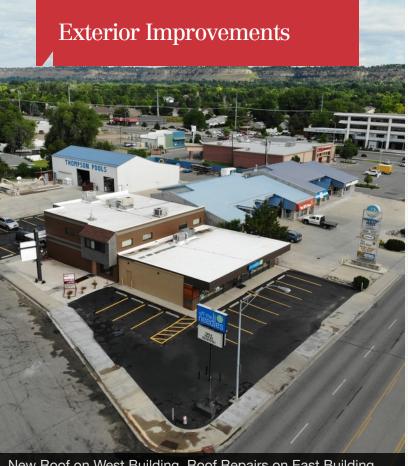
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New Roof on West Building, Roof Repairs on East Building



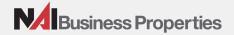
Exterior Facade update, new asphalt seal coat/striping



Brand New Siding



Brand New Landscaping and Concrete













Basement Apartment, All Brand New Finishes

