

# Investment Property

2016 Grand Avenue Billings, MT 59102



Office | 14,204 SF

- Two Level Office Building
- Elevator
- 60 Parking Spaces
- Fiber Optic data line to building
- ADA compliant
- Approx \$115K NOI
- 6.69% Cap Rate

## OFFERING SUMMARY

SALE PRICE	\$1,720,000
LOT SIZE	47,698 SF
BUILDING SIZE	14,204 SF

## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	11,231	\$57,873
3 MILES	66,552	\$59,460
5 MILES	103,504	\$57,565

\* Figures shown represent estimates

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