



2502-2510 Overland Ave

Billings, Montana 59102

Property Highlights

- Fully Leased
- One owner office/warehouse complex
- APX 18,000 SF total
- Each unit is 3,600 SF
- Great long term tenant mix
- Leases expire between 2021 - 2023
- Net rent \$97,653

Property Description

This industrial investment property is in a great West End location and has never been on the market for sale. The building consists of 5 units with one tenant per unit. Some of the units have been recently remodeled with new carpet, paint and lightning. The parking lot has been resurfaced, and the building has been well maintained since newly constructed.

OFFERING SUMMARY

Sale Price:	\$1,692,000
Building Size:	18,000 SF
Lot Size:	55,408 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,391	18,965	39,802
Total Population	3,031	41,763	89,973
Average HH Income	\$53,429	\$55,637	\$59,115

Brian McDonald
 Broker/Principal | 406.294.6303
 bmcdonald@naibusinessproperties.com





Brian McDonald
Broker/Principal | 406.294.6303
bmcDonald@naibusinessproperties.com





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Brian McDonald
Broker/Principal | 406.294.6303
bmcDonald@naibusinessproperties.com



<https://www.naibusinessproperties.com>

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