

!!NEW ON MARKET!!
COMMERCIAL INVESTMENT PROPERTY
GREAT WESTEND PROPERTY



- Approx. 9,035 total sq. ft. retail building on a 27,029 sq. ft. lot
- Located at 2440 Grant Road in Billings, Montana
- Good parking & store front windows facing S. 24th Street West
- The property yields a 7.1% Cap Rate of Return based upon the selling price using \$13.50 PSF and \$14.00 PSF base rents on current leases.
- Building is currently 36% occupied by Beaches Beauty Supply and the other 64% just became vacant. Previously occupied by B-Fit Exercise Equipment for over 8 years.

Contact Rob Veltkamp
Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089

COMMERCIAL INVESTMENT PROPERTY FACTS

ADDRESS:	2440 Grant Road, Billings, Montana
LEGAL:	Lot 4B2, Block 3, Midland Subdivision, 3 rd Filing of Amended Lot 4B
TAX ID:	A28358B
TAXES:	\$16,181.51 (2022)
LOT SIZE:	27,029 sq. ft.
BUILDING:	9,035 sq. ft.
ZONING:	CX – Heavy Commercial
BUILT:	Fall of 2004 – Finished as Retail Space
PARKING:	Good
SALES PRICE:	\$1,800,000
GENERAL:	This is a 2 Tenant Triple Net Property, ¼ block off South 24 th Street West, adjacent to La Fiesta Mexican Restaurant, and across the street from multi-tenant retail building and Hilton Garden Inn and Marriott Residence Inn. Marriott Town Place Suites is adjacent to the west. Current Beaches tenant is paying \$3,765 per month base rent with renewal coming up in March 2024. The 5,864 square foot vacant space leases for \$6,841 per month base rent, so the property yields a 7.1% Cap Rate on the \$1,800,000 sales price.
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