

SERVICE/RETAIL BUILDING OWNER/USER OR INCOME PROPERTY FOR SALE



ADDRESS: 1844 Grand Avenue, Billings, Montana

BUILDING SIZE: 3,920 sq. ft. (Tax Statement – Buyer to Verify)

LOT SIZE: 14,000 Sq. Ft. (4 lots)

REAL ESTATE TAXES: \$5,671 (2025)

ANNUAL INSURANCE: \$4,921

GENERAL: Great block building with Butler steel frame built in 1975. Good store front windows and signage on Grand Avenue. H&R Block pays \$2,075 per month and occupies the smaller front portion of building. The larger back portion of the building (2250 SF) leases for \$2,500 per month, and could be available for lease or for buyer to occupy that unit

SELLING PRICE: \$625,000

TERMS: Cash or New Finance

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