



VISUAL MEDIA

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Tucked among mature trees and established landscaping, this multifamily property offers a setting that feels surprisingly peaceful and residential while remaining close to some of Billings' most important amenities. The thoughtful layout and private outdoor areas give the property a distinctive character that sets it apart from a typical apartment investment. With an established footprint and opportunities to enhance the property over time, a new owner can build upon what is already here while positioning the asset for its next chapter. Convenient access to education, healthcare, shopping, dining, and major transportation routes further supports its appeal within the Billings rental market.

PROPERTY HIGHLIGHTS

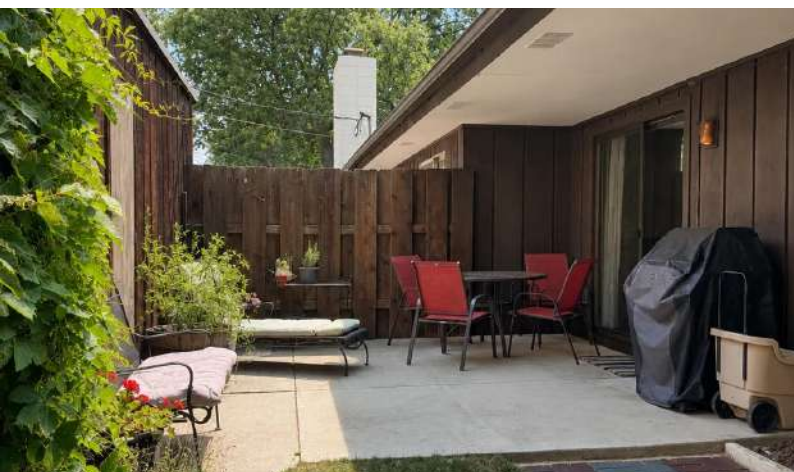
- 6-Unit Multifamily Investment Property
- Prime Location Near Rocky Mountain College & Billings' Medical Corridor
- Private, Park-Like Setting Surrounded by Mature Trees
- Value-Add Potential
- Established 1967 Property with Long-Term Rental Investment Potential

OFFERING SUMMARY

Sale Price:	\$825,000/\$81.46 PSF
Number of Units:	6
Lot Size:	0.402 Acres
Building Size:	10,128 SF
NOI:	\$52,694.00
Cap Rate:	6.39%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	270	1,115	4,595
Total Population	671	2,729	10,549
Average HH Income	\$120,514	\$117,580	\$122,000





Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com





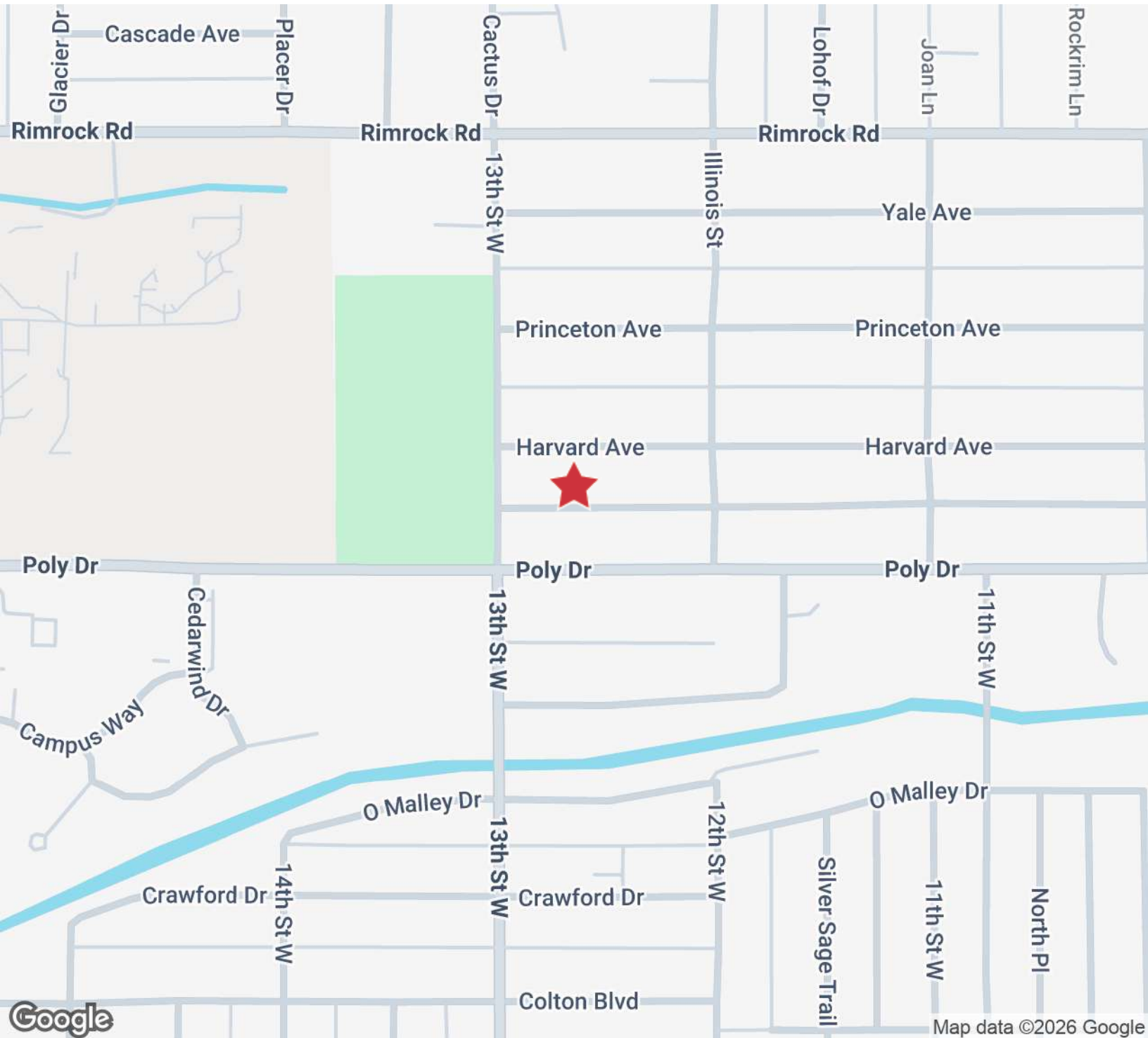
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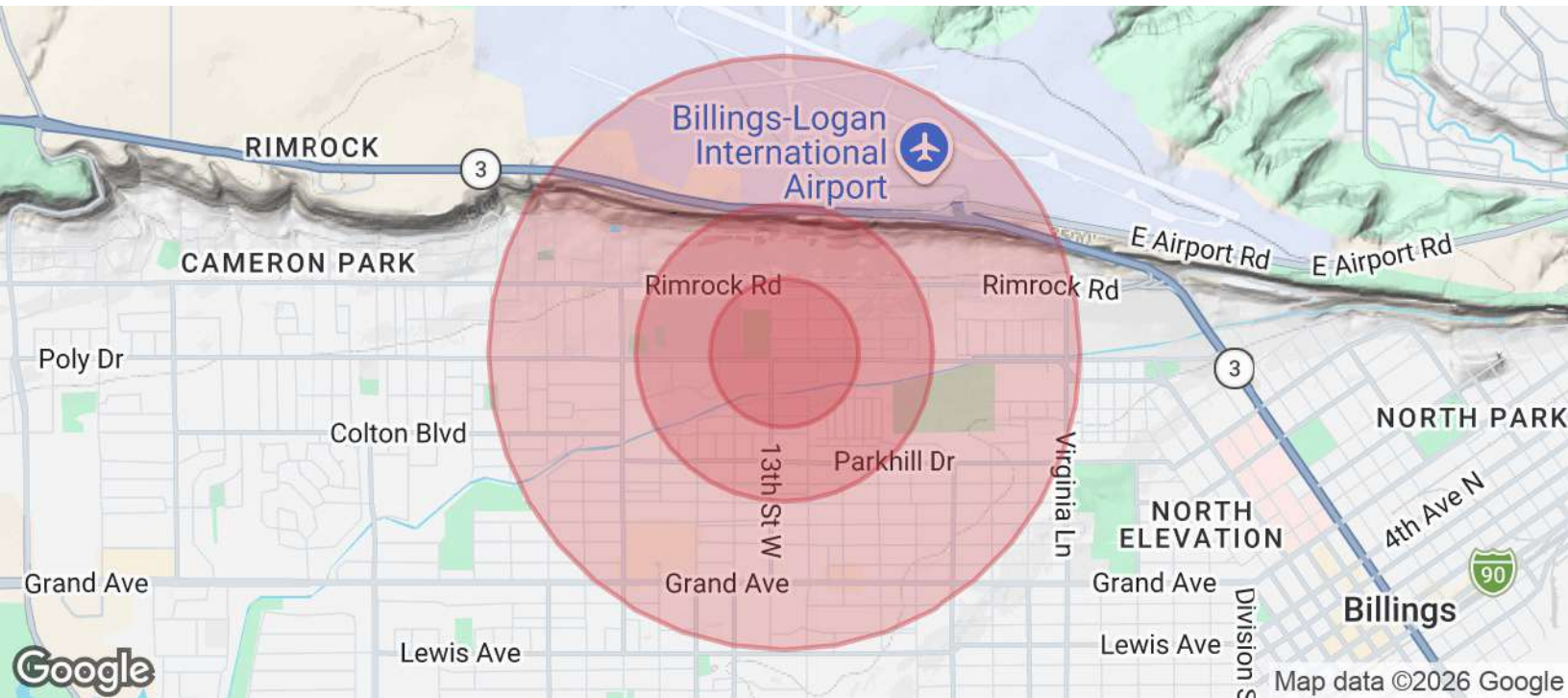
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	671	2,729	10,549
Average Age	33.8	34.1	39.2
Average Age (Male)	33.3	35.1	39.2
Average Age (Female)	36.6	35.8	39.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	270	1,115	4,595
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$120,514	\$117,580	\$122,000
Average House Value	\$405,240	\$384,451	\$355,022

2023 American Community Survey (ACS)

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