



# 351-353 Montclair Dr

Billings, Montana 59102

## Property Highlights

- Vacant Duplex (selling family had occupied)
- Three+ bedrooms each side (2544 SF up and down)
- New roof, gutters, siding 2020
- Electrical upgrades 2024
- New garage doors 2026

## Property Description

Exceptional investment opportunity in the thriving Billings area. This vacant multifamily property boasts a 5,088 SF building, featuring 2 units ideal for investors. Built in 1976, the property offers a blend of modern comfort and timeless appeal. Zoned N2, it presents flexibility for various potential uses. This property presents an attractive investment for those seeking to capitalize on the demand for multifamily residences in West Billings.

## OFFERING SUMMARY

Sale Price:	\$699,000 (\$137 PSF)
Number of Units:	2
Lot Size:	10,288 SF
Building Size:	5,088 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,367	4,704
Total Population	1,266	3,041	10,429
Average HH Income	\$91,996	\$90,399	\$87,696

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**FOR SALE**



**MULTIFAMILY**



**DUPLEX**



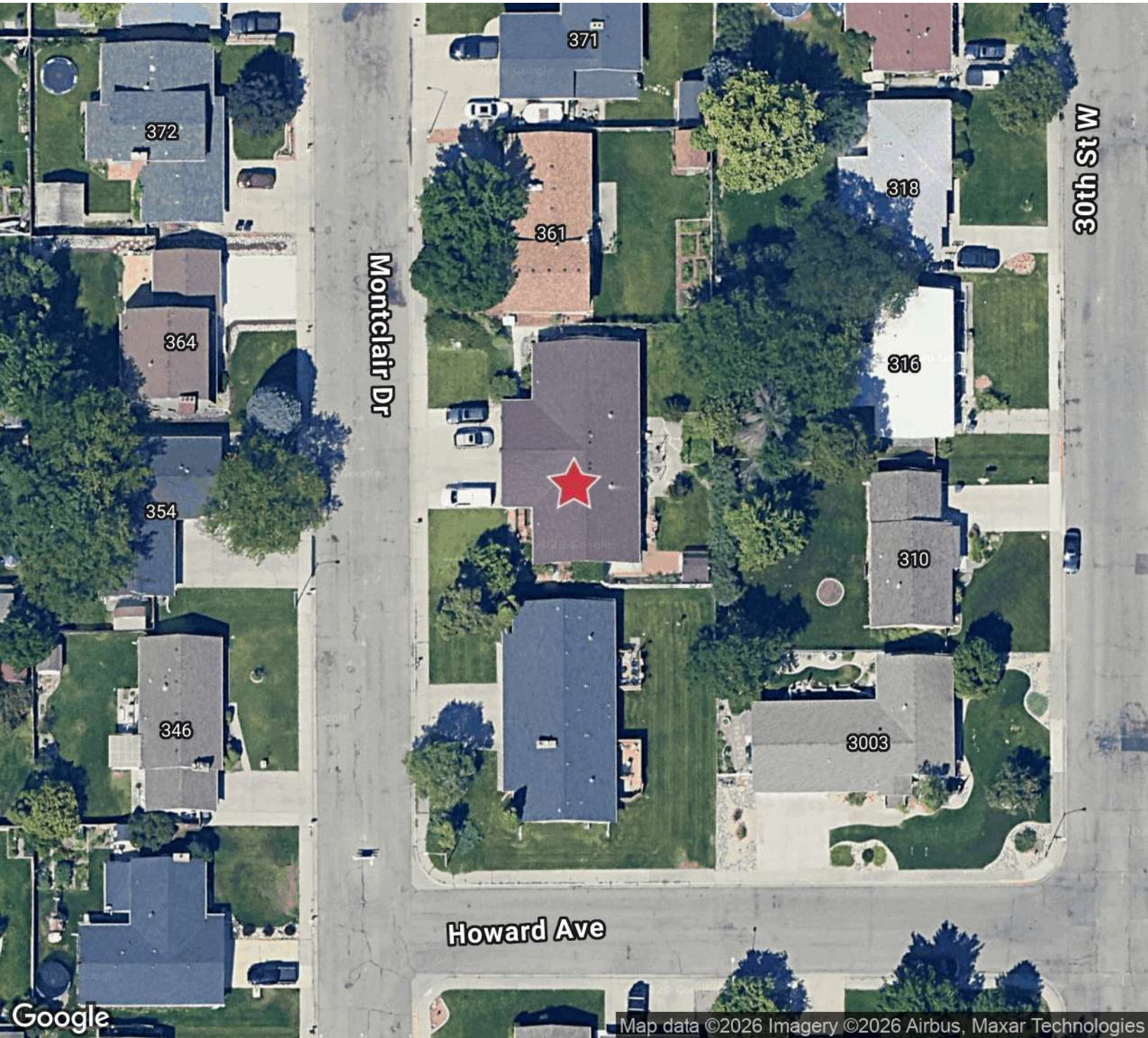
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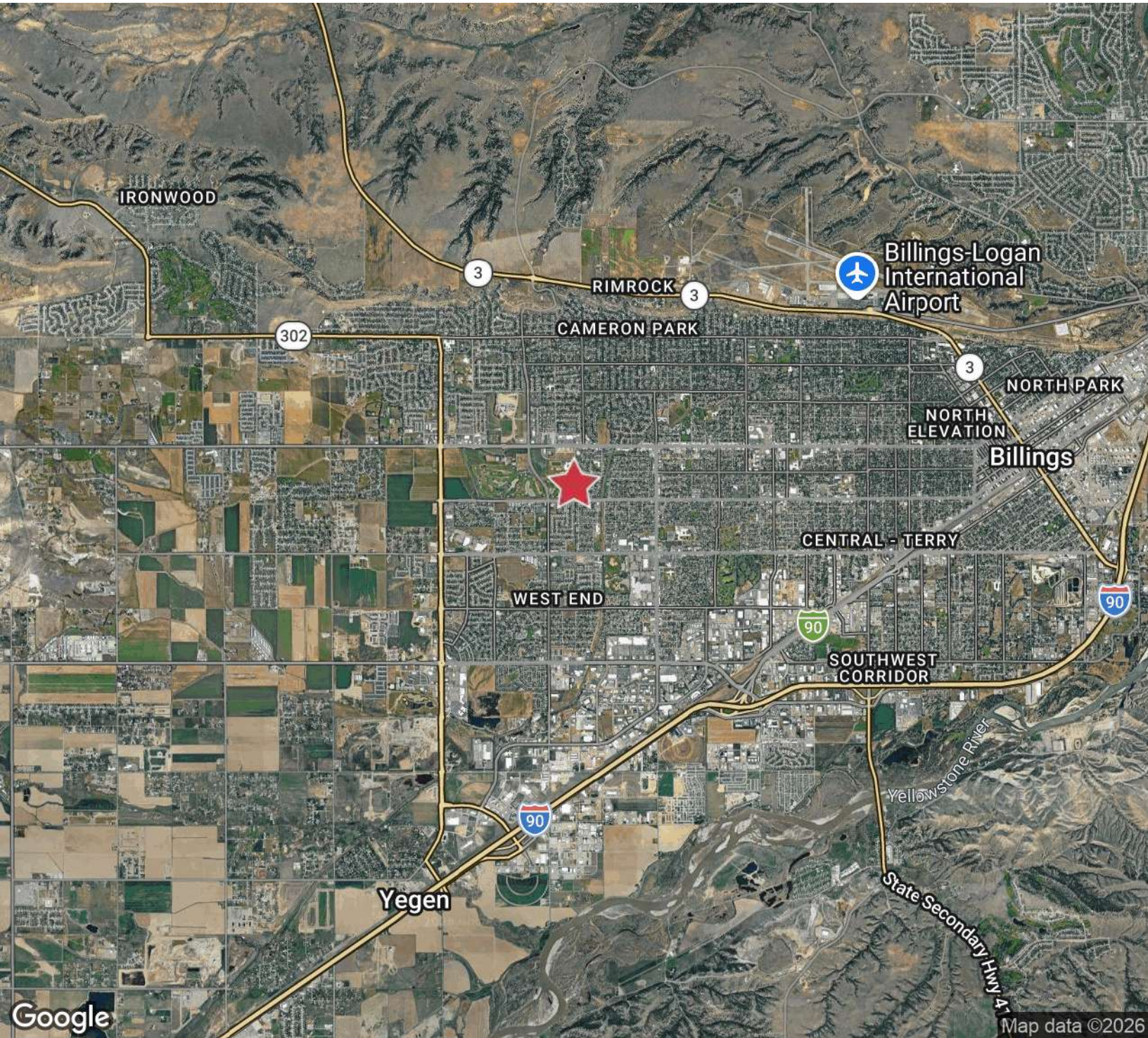
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