



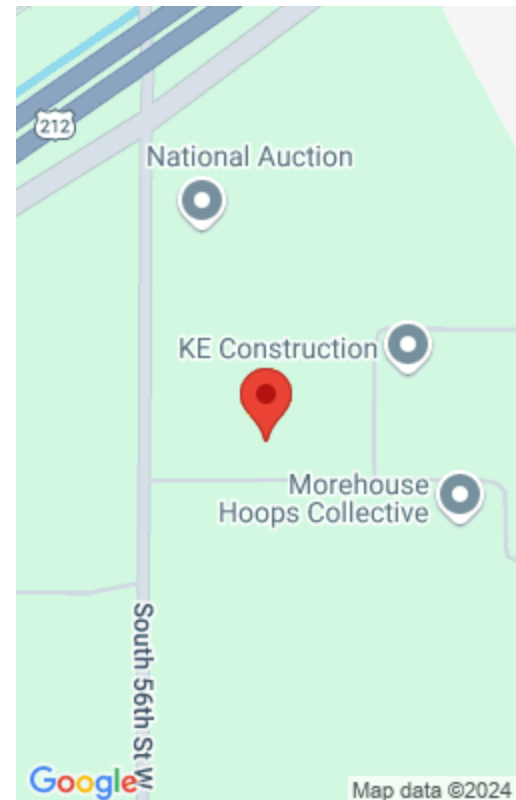
\$399,500

- Warehouse
- Commercial
- Active
- 2650 sq ft

BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

ASPEN WILLOW CENTER (13), S33, T01 S, R25 E, UNIT 1, 13% COMMON AREA INTEREST, LOC @ LT 5 CURLY WILLOW SUB FOR SALE/Investment Opportunity: \$399,500. 2100 SF shop with 550 SF of 2nd floor man cave. Currently leased for \$2850/month plus utilities. 7% CAP Rate. NOI \$29,480. Lease Expires 11/30/2024 with (2) 1-year renewal [...]



Basics

Category: Commercial

Type: Warehouse

Half baths: 0 half baths

Year built: 2011, Existing

County Or Parish: Yellowstone

DOM: 36

Rent Period: Modified

Status: Active

Area: 2650 sq ft

Zone: UNZON

Land Sq Ft: 0 sq ft

Building Details

Water: Shared

Number of Levels: 2

Exterior material: Wood Frame

Building Type: Warehouse

Number Buildings: 1

Parking: 4

Amenities & Features

Sewer: Other

Parking Desc: Blacktop

Cooling: Window

Heating: Gas Forced Air

Miscellaneous

Possession: At Closing

Sales Includes: Building

Subdivision: CURLY WILLOW SUB

Occupancy: Tenant

Office Sq Ft: 550 sq ft

Present Use: Warehouse

Showing Instructions: Agent Must Accompany, Appointment Needed, Call Agent, 24 Hour

Parcel Number: D01077A

List Office Name: Montana Listings



Fees and Taxes

Tot Taxes: \$2,319

Gross Annual Income: \$34,200

