



\$650,000

## BILLINGS, MT, 59102

<https://billingsrealtybrokers.com>

PATRICIA SUBD, S02, T01 S, R25 E, BLOCK 1, Lot 2 - 3 West End  
Billings Business Opportunity: Turn-Key Sober Living Home.  
Discover a prime investment opportunity in Billings' desirable West End! This expansive multifamily property is currently operating as a successful sober living home. Offering 8 bedrooms, 2 full kitchens, and 2 fireplaces, the [...]

- Business Opportunities
- Commercial
- Active
- 5144 sq ft



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## Basics

**Category:** Commercial

**Status:** Active

**Area:** 5144 sq ft

**Zone:** Mid-Century Neighborhood Residential

**Land Sq Ft:** 9147 sq ft

**Type:** Business Opportunities

**Half baths:** 0 half baths

**Year built:** 1964, Existing

**County Or Parish:** Yellowstone

**DOM:** 3

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## Building Details

**Water:** Public

**Number of Levels:** 2

**Exterior material:** Brick

**Building Type:** House

**Number Buildings:** 1

**Parking:** 6

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## Amenities & Features

**Sewer:** Public

**Heating:** Gas Hot Water

**Cooling:** None

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## Miscellaneous

**Restrictions:** See Deed

**Possession:** At Closing

**Sales Includes:**  
Building,Business,Equipment,Inventory,Land

**Type of Business:** sober living

**Occupancy:** Tenant

**List Office Name:** Meridian Real Estate LLC

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/350114>

**Present Use:** Residence

**Subdivision:** Patricia

**Parcel Number:** C02157

**Misc Equipment:** Refrigerator,Restrooms,Storage Area,Underground Sprinklers

**Office Sq Ft:** 0 sq ft



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## Fees and Taxes

**Tot Taxes:** \$4,521

**Gross Annual Income:** \$121,800

**Operating Expenses:** \$60,000

