

Office Building For Sale

Investment Opportunity

6,838 SF | \$740,000



PRICE REDUCTION

1812 E 8th Street

Laurel, Montana 59044

Property Highlights

- Prime two level office building
- REDUCED PRICE was: \$755,000 NOW: \$740,000
- Seller will sign new 3 year NNN Lease at \$5,200/month
- 8.3% CAP Rate
- Recently renovated
- 6,838 Square Feet
- Large lot: 1.063 acres
- Adequate parking plus over-sized two car garage

Property Description

This is a two-level office building consisting of 6,838 Square Feet. There is adequate parking, over-sized, two-car garage, sitting on over an acre lot. There is also a residential component to the property, with a three bedroom house attached.



For more information

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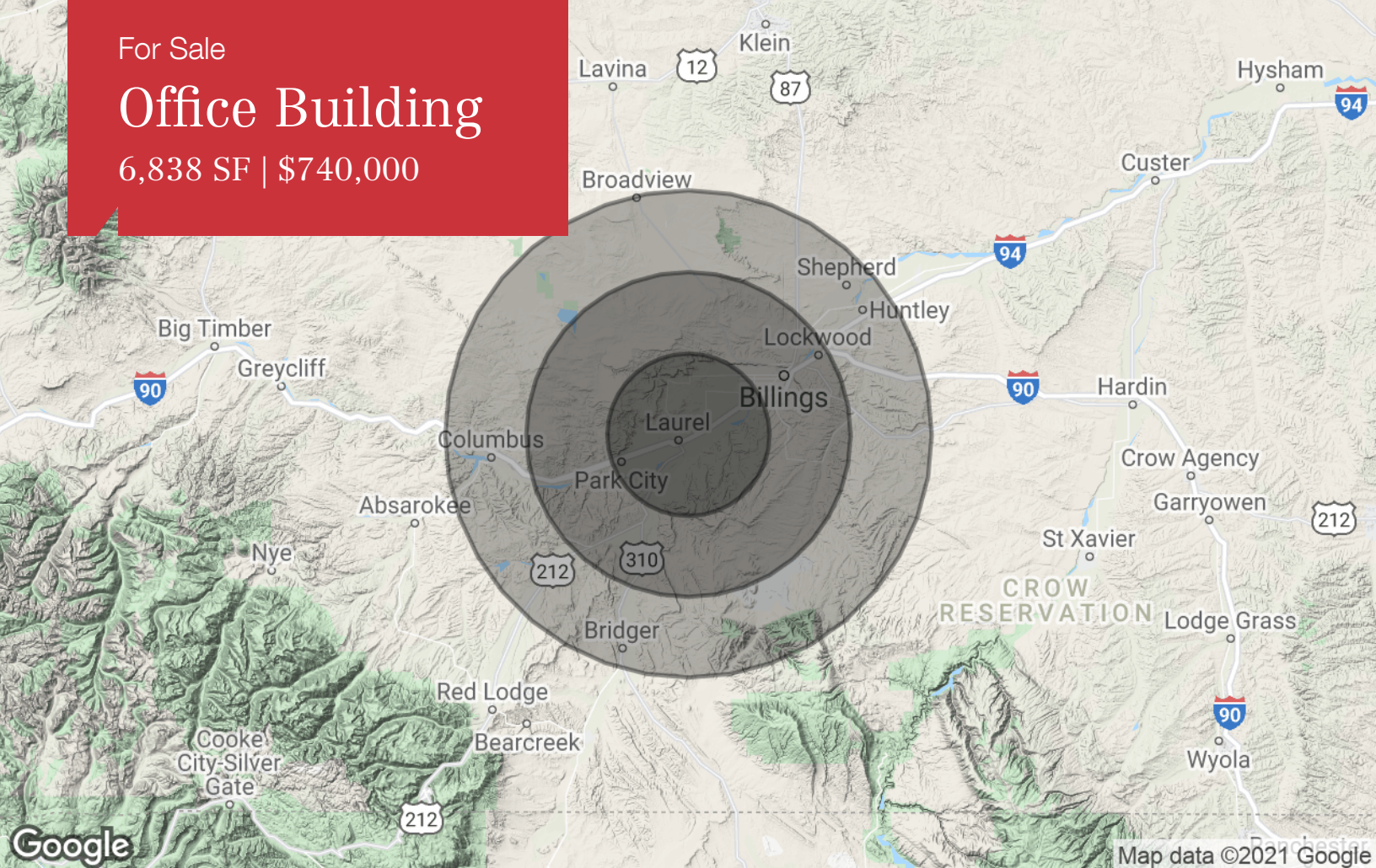


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Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	11,916	142,843	179,677
MEDIAN AGE	38.9	38.3	38.3
MEDIAN AGE (MALE)	39.9	37.0	37.0
MEDIAN AGE (FEMALE)	37.6	39.7	39.6

Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	4,424	60,377	74,263
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$81,119	\$63,245	\$62,701
AVERAGE HOUSE VALUE	\$265,205	\$211,217	\$203,415

* Demographic data derived from 2010 US Census