

Sale

2010 Grand Ave

Billings, MT 59102



SALE PRICE

\$1,495,000

Nathan Matelich, SIOR, CCIM
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OFFERING SUMMARY

Building Size:	9,100 SF
Lot Size:	0.66 Acres
Price / SF:	\$164.29
Cap Rate:	6%
Year Built:	1983
Renovated:	2012
Zoning:	CMU1

PROPERTY OVERVIEW

- Multi-Tenant Retail Investment Property
- 6.75% Pro Forma Cap Rate @ 100% Occupancy
- Triple Net Leases
- 6 Separate Units, 5 Occupied
- 9,100 SF Retail Building
- Pride of Ownership = Very Little Deferred Maintenance
- NOTE: Please Do No Contact Tenants, Showings by Appointment Only

LOCATION OVERVIEW

2010 Grand Ave is a 9,100 SF multi-tenant retail center on Grand Avenue, one of Billings' primary east-west arterials, offering in-place cash flow with built-in upside. Five of six suites are leased (86% occupied) on triple-net terms to a diverse mix of personal-service, professional-service, education and specialty retail tenants. The remaining 1,300 SF suite offers an immediate opportunity to add income through lease-up, and one below-market lease offers mark-to-market upside at expiration. The landlord increased CAM by \$2,940 in 2026 to bring reimbursements closer to actual costs. The center benefits from steady traffic on Grand Avenue, strong visibility, a pylon sign, large storefront windows and ample on-site parking, with easy access from surrounding neighborhoods. Contact the listing broker and sign an NDA for the rent roll, lease abstracts and financial details.

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CAPITAL IMPROVEMENTS & PREVENTIVE MAINTENANCE

OWNERSHIP INVESTMENT SUMMARY

Ownership has addressed every major building system at 2010 Grand Avenue within the last twenty-four months. The roof was fully inspected and repaired by a single roofing contractor in 2025, the parking lot was sealed and striped in 2026, and HVAC runs on a semi-annual inspection and service program. The items below are as reported by ownership on August 20, 2026.

ROOF 2025 Full inspection & repairs	GUTTERS 2025 Replaced with new	HVAC Semi-Annual Inspected, cleaned, repaired	MOST RECENT WORK 2026 Parking lot seal & stripe
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DOCUMENTED IMPROVEMENTS

Owner-supplied, dated 8/20/2026

ROOF & BUILDING ENVELOPE		
Roof	Full inspection, maintenance and repairs by Bradford Roofing.	2025
Gutters	Replaced with new gutters.	2025
SITE & GROUNDS		
Parking Lot	Sealed and striped.	2026
Monument Sign	Converted to LED lighting.	2024
BUILDING SYSTEMS		
HVAC	Inspected semi-annually. Cleaned and repaired as needed.	Ongoing

Where the money has gone. The two highest-cost items a buyer underwrites on a retail center — the roof and the parking surface — have both been addressed inside the last two years, the roof by the same contractor used across ownership's portfolio. Gutters are new as of 2025, the monument sign was converted to LED in 2024, and the HVAC systems are on a standing semi-annual service program rather than a repair-when-it-fails approach.

DISCLAIMER. The improvement detail summarized above was supplied by ownership and is current as of August 20, 2026. Coldwell Banker Commercial CBS has not independently verified the scope, cost, quality or completion of any work described, and makes no representation or warranty, express or implied, as to its accuracy or completeness. This summary is not a property condition report, an inspection, or a warranty of any building system. Prospective purchasers are advised to conduct their own independent investigation, to engage qualified inspectors, and to request invoices, warranties and contractor documentation for the items listed. Prepared September 7, 2026.

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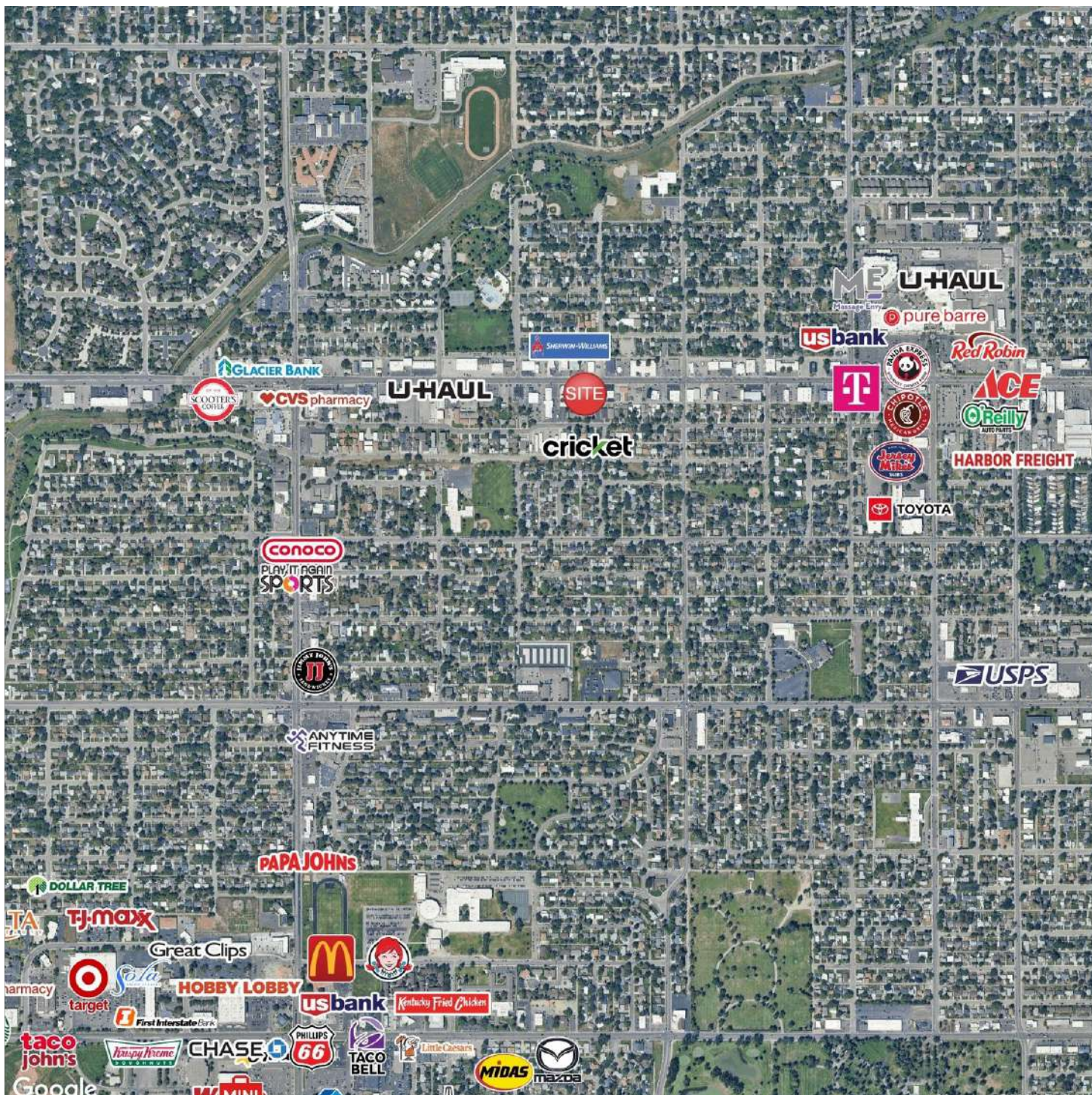


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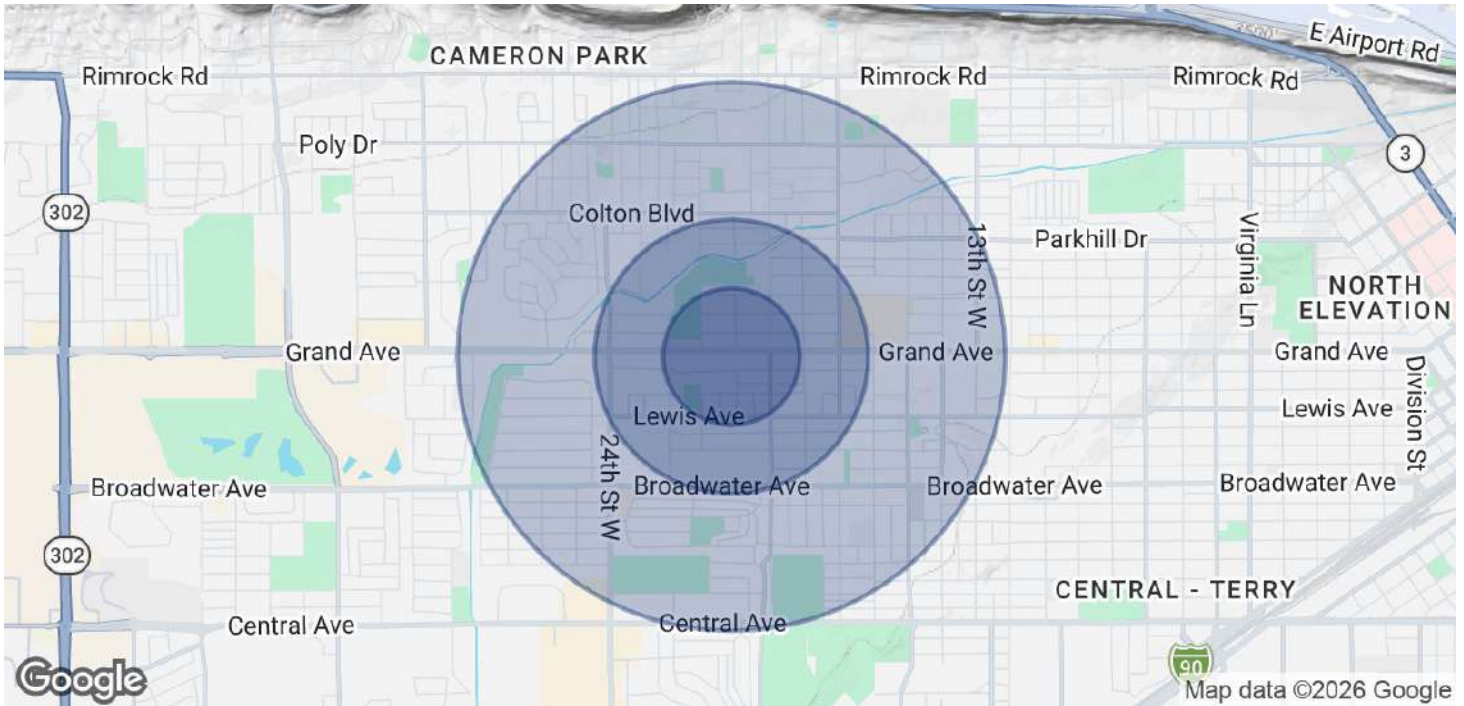


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,014	3,716	12,759
Average Age	39.4	39.6	42.9
Average Age (Male)	40.1	40	41.7
Average Age (Female)	38.2	39.4	44.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	471	1,781	5,826
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$150,529	\$136,235	\$121,335
Average House Value	\$335,640	\$328,577	\$339,062

2023 American Community Survey (ACS)

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