

Sale

413 SE 4th St

Laurel, MT 59044



SALE PRICE

\$2,122,000

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

Sale

413 SE 4th St

Laurel, MT 59044



Sale Price

\$2,122,000

OFFERING SUMMARY

Building Size:	9,760 SF
Lot Size:	1.09 Acres
Number of Units:	5
Price / SF:	\$217.42
Cap Rate:	6%
Year Built:	2005
Zoning:	HC - Highway Commercial

PROPERTY OVERVIEW

- 100% Leased Multi-Tenant Retail Investment Property
- 6.5% Cap Rate Once CAM is Reconciled in 2027
- 5 Separate Tenants with Triple Net Leases
- 9,760 SF Retail Building
- Pride of Ownership = Very Little Deferred Maintenance
- NOTE: Please Do Not Contact Tenants, Showings by Appointment Only

LOCATION OVERVIEW

413 SE 4th St in Laurel, MT is a turnkey investment opportunity on Laurel's busiest retail corridor, anchored next door by Walmart. This 9,760 SF property is 100% leased, offering immediate, in-place cash flow with no lease-up risk. Laurel continues to see steady retail and commercial demand, driven by I-90 access, its growth as a bedroom community within the Billings MSA, and a strong local employment base.

The center offers excellent visibility and easy access for residents and commuters traveling between Laurel, Billings, and the Red Lodge/Beartooth corridor, and consistently attracts service, food, and small-footprint retail tenants – an excellent addition to any portfolio for investors seeking passive income backed by real assets in a proven Billings-area market. Contact listing broker and sign an NDA for rent roll, lease abstracts, and financial details.

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

Sale

413 SE 4th St

Laurel, MT 59044



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



COLDWELL BANKER
COMMERCIAL
CBS

Sale

413 SE 4th St

Laurel, MT 59044



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



COLDWELL BANKER
COMMERCIAL
CBS

CAPITAL IMPROVEMENTS & PREVENTIVE MAINTENANCE

OWNERSHIP INVESTMENT SUMMARY

Ace Plaza has had its roof, façade, gutters, drainage and parking surface all addressed within the last two years, and two of its five suites received major interior remodels in 2025. The items below are as reported by ownership on August 20, 2026.

ROOF 2025 Full inspection & repairs	PARKING LOT 2025 Patch, crack seal, stripe	SUITE REMODELS 2025 Two suites, major scope	MOST RECENT WORK 2026 South wall restrained
---	--	---	---

DOCUMENTED IMPROVEMENTS

Owner-supplied, dated 8/20/2026

ROOF & BUILDING ENVELOPE		
Roof	Full inspection, maintenance and repairs by Bradford Roofing.	2025
Façade	Repaired and painted.	2025
Gutters	All gutters repaired or replaced, with additional gutters added.	2025
Wood Siding	South wall restrained.	2026
SITE & GROUNDS		
Parking Lot	Patched, crack sealed, sealed and striped.	2025
Drainage	Curb and gutter system added to the rear sidewalk to prevent ice buildup.	2025
Monument Sign	Converted to LED lighting.	2024
TENANT SUITE IMPROVEMENTS		
Suite A — Tin Horn	Major interior remodel.	2025
Suite C	New water heater installed.	2024
Suites E & F — Jersey Mike's	Major remodel including new HVAC, electrical, mechanical and plumbing.	2025

Where the money has gone. The full building envelope — roof, façade, siding and gutters — has been addressed since 2025, including added gutters and a new curb-and-gutter system at the rear sidewalk specifically to stop ice buildup. On the site, the lot was patched, crack sealed, sealed and striped in 2025. Inside, two of the five suites were majorly remodeled in 2025, with the Jersey Mike's space receiving new HVAC, electrical, mechanical and plumbing.

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.

Nathan Matelich, SIOR, CCIM
(406) 781-6889
Nathan@cbcmontana.com

Michael Speidel
(406) 601-9695
michael@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

Sale

413 SE 4th St

Laurel, MT 59044



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

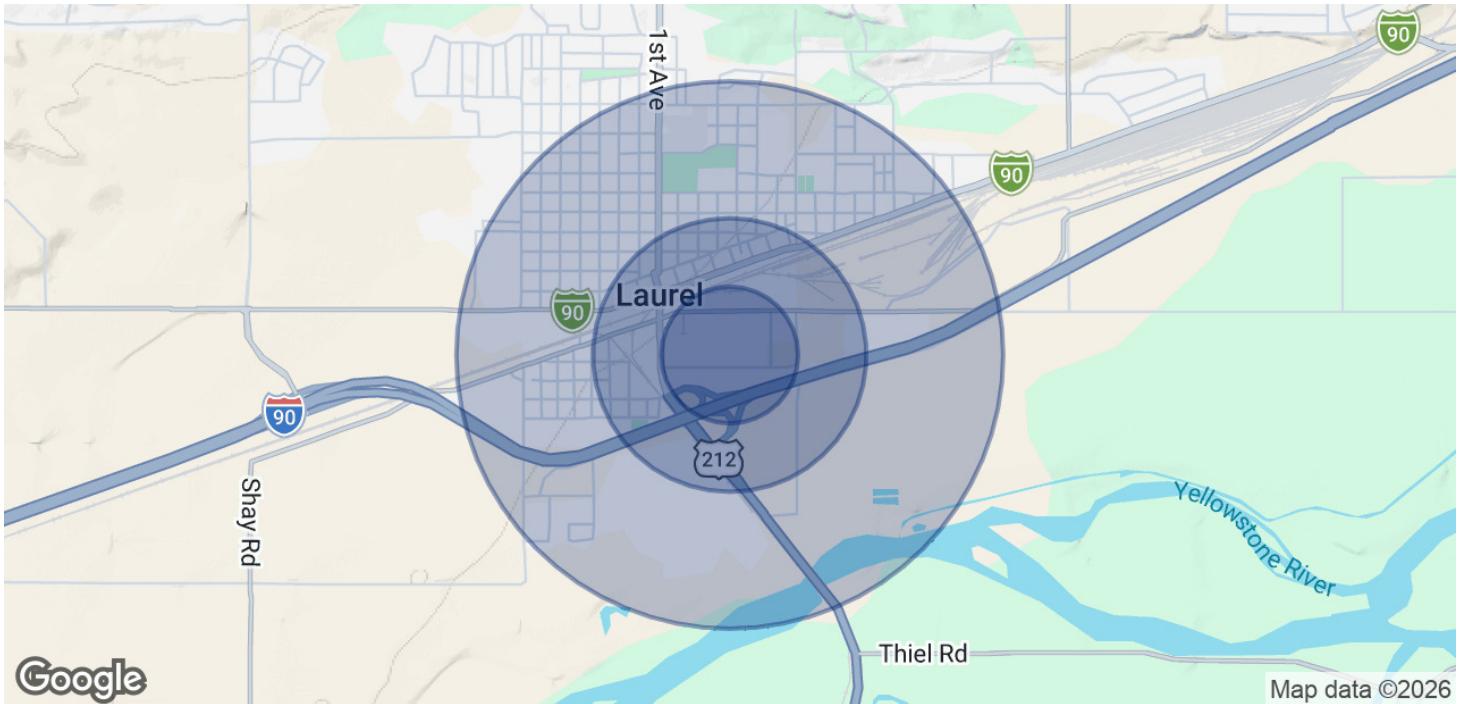


COLDWELL BANKER
COMMERCIAL
CBS

Sale

413 SE 4th St

Laurel, MT 59044



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	220	834	2,911
Average Age	36.5	36.8	38.9
Average Age (Male)	36.2	35.4	37.5
Average Age (Female)	36.9	38.9	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	94	380	1,344
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$143,026	\$98,956	\$82,986
Average House Value	\$333,077	\$257,991	\$225,257

2023 American Community Survey (ACS)

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



COLDWELL BANKER
COMMERCIAL
CBS