

HOME FOR SALE

402 Grand Avenue | Billings | MT | 59101



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Centrally located tri-plex with two—2 bedroom, 1 bath units and 1 office unit with a half bath (had been a beauty salon). The 2 bedroom units have 1 bedroom, 1 bath on the main floor with the 2nd bedroom on the upper level and each unit has a basement for a family room & utility room. The property is on a corner lot with 1 unit facing Grand and the 2nd unit facing 4th Street W. The 3rd unit could be transformed into a home business/office while living in in one of the two bedroom units. Think of the possibilities!

- Two-Story Tri-plex
- 3,732 Sq. Ft. ~ Buyer to verify!
- 2 Bedrooms / per unit
- 1 Bathroom / per unit
- Built in 1942
- Net Income \$22,200/Gross \$9,300
- Lot Size: 7,000 Sq. Ft. (0.16 Ac)
- MLS #278955

The Right Realtor for you!



\$199,900

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

402 GRAND AVENUE



Unit 1: Rent \$775.00

- 4 rooms
- Kitchen ~ refrigerator, dishwasher, oven range
- 2 bedrooms / 1 bathroom
- Basement ~ partial, 50% finished
- Tenant pays utilities / Parking 1 plus space

Unit 2: Rent—vacant

- 4 rooms / Kitchen ~ dishwasher, refrigerator
- 2 bedrooms / 1 bathroom / Partial basement
- Parking ~ 1 plus space

Additional Features:

- Gas forced air heat
- Water / Sewer ~ public
- Lot Size ~ 7,000 sq. ft. (0.16cres) ~ corner, level
- Taxes ~ \$3,055
- Schools ~ Broadwater, Lewis & Clark, Senior High
- Subdivision ~ Suburban Homes Add.

