



St. George & Farmstead Apartments

1624 St. George Blvd & 6165 Farmstead | Billings, Montana 59101

Property Highlights

- 8 income-producing apartments above
- 16 garage stalls for added tenant value and revenue
- Located in a growing neighborhood with strong absorption and future phases underway
- Appealing architecture and quality construction by McCall Homes

Property Description

Located in the vibrant core of the Annafeld neighborhood—a modern, master-planned development by McCall Homes—this property sits at the commercial anchor of a community that's only halfway built out, offering significant long-term upside as the remaining phases are completed.

OFFERING SUMMARY

Sale Price:	\$1,760,000
Number of Units:	8
Lot Size:	1.022 Acres
Building Size:	5,382 SF
NOI:	\$114,484.00
Cap Rate:	6.5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	212	931
Total Population	199	448	2,108
Average HH Income	\$81,749	\$82,059	\$83,375







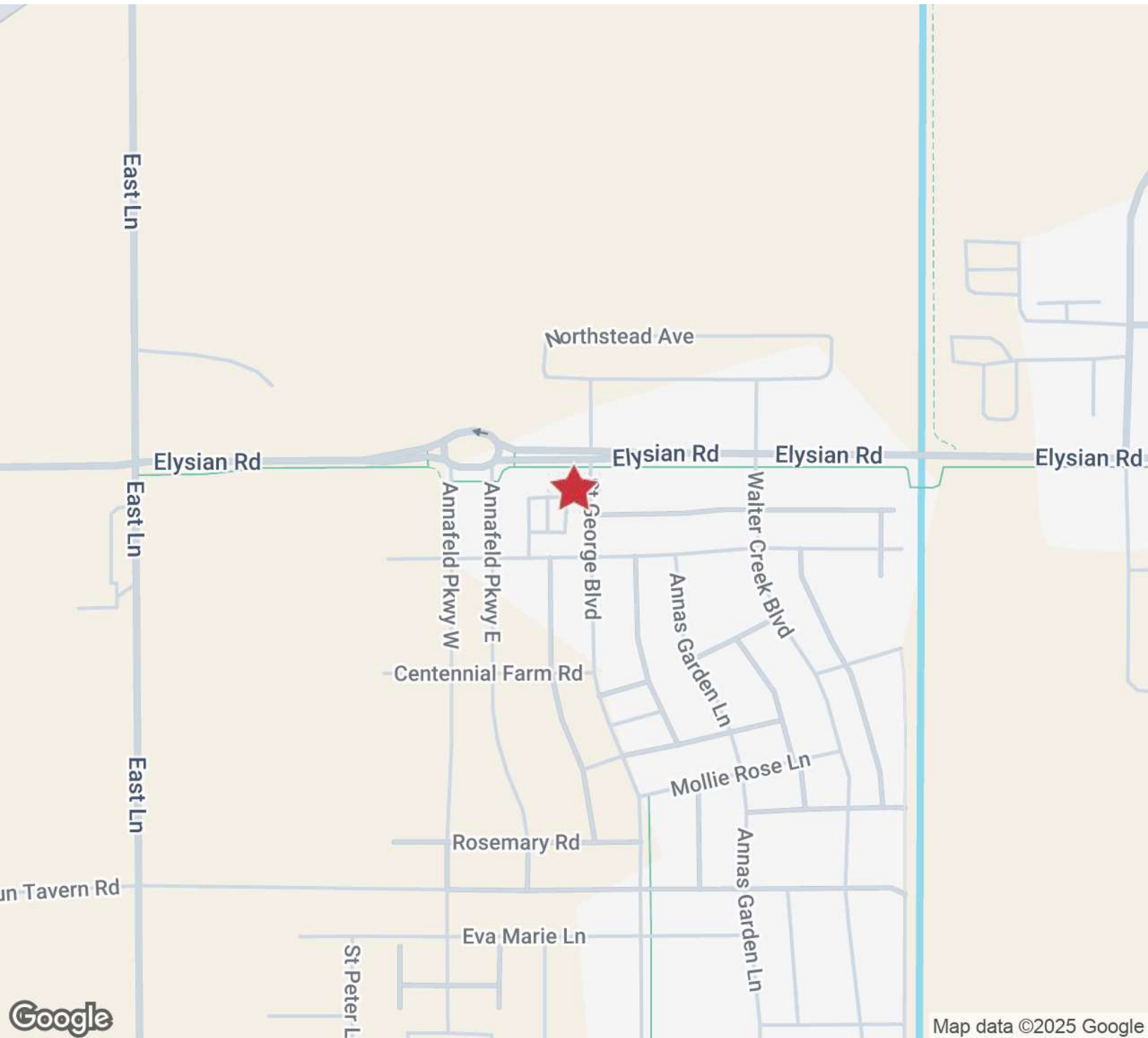
FOR SALE



MULTIFAMILY



5,382 SF



Haley Vannatta, CCIM

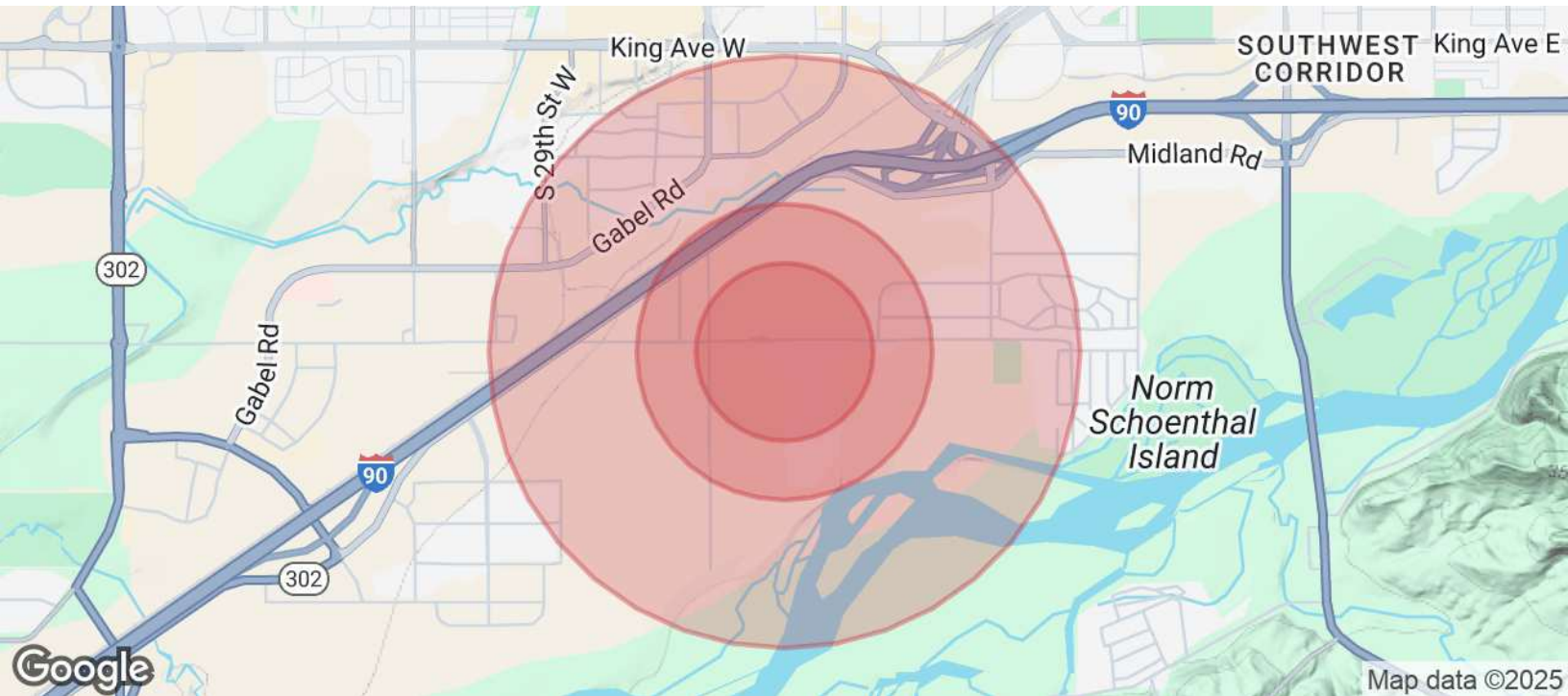
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	448	2,108
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	212	931
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$81,749	\$82,059	\$83,375
Average House Value	\$517,349	\$503,980	\$429,752

Demographics data derived from AlphaMap

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