



FOR SALE



RETAIL



22,154 SF



13 Colorado Ave

Laurel, Montana 59044

Property Highlights

- 22,154 SF building
- 8 units
- Built in 1937
- Zoned CBD-Central Business District
- Prime location in Laurel
- Ideal for Retail / Warehouse User
- Owner Occupancy Opportunity

Property Description

Introducing an investment opportunity in the heart of Laurel, MT! Situated at 13 Colorado Ave, this 1934, 22,154 SF building boasts 7 occupied units and a 12,600 SF owner/user unit ready for occupancy. Zoned CBD for Central Business District, this property offers a versatile space perfectly suited for a Retail/Warehouse user seeking a great location within the Laurel area.

OFFERING SUMMARY

Sale Price:	\$770,000
Number of Units:	8
Lot Size:	0.482 Acres
Building Size:	22,154 SF
Potential NOI:	\$69,636.00
Cap Rate:	9.04%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	791	2,528
Total Population	393	1,779	6,021
Average HH Income	\$124,910	\$104,638	\$98,679

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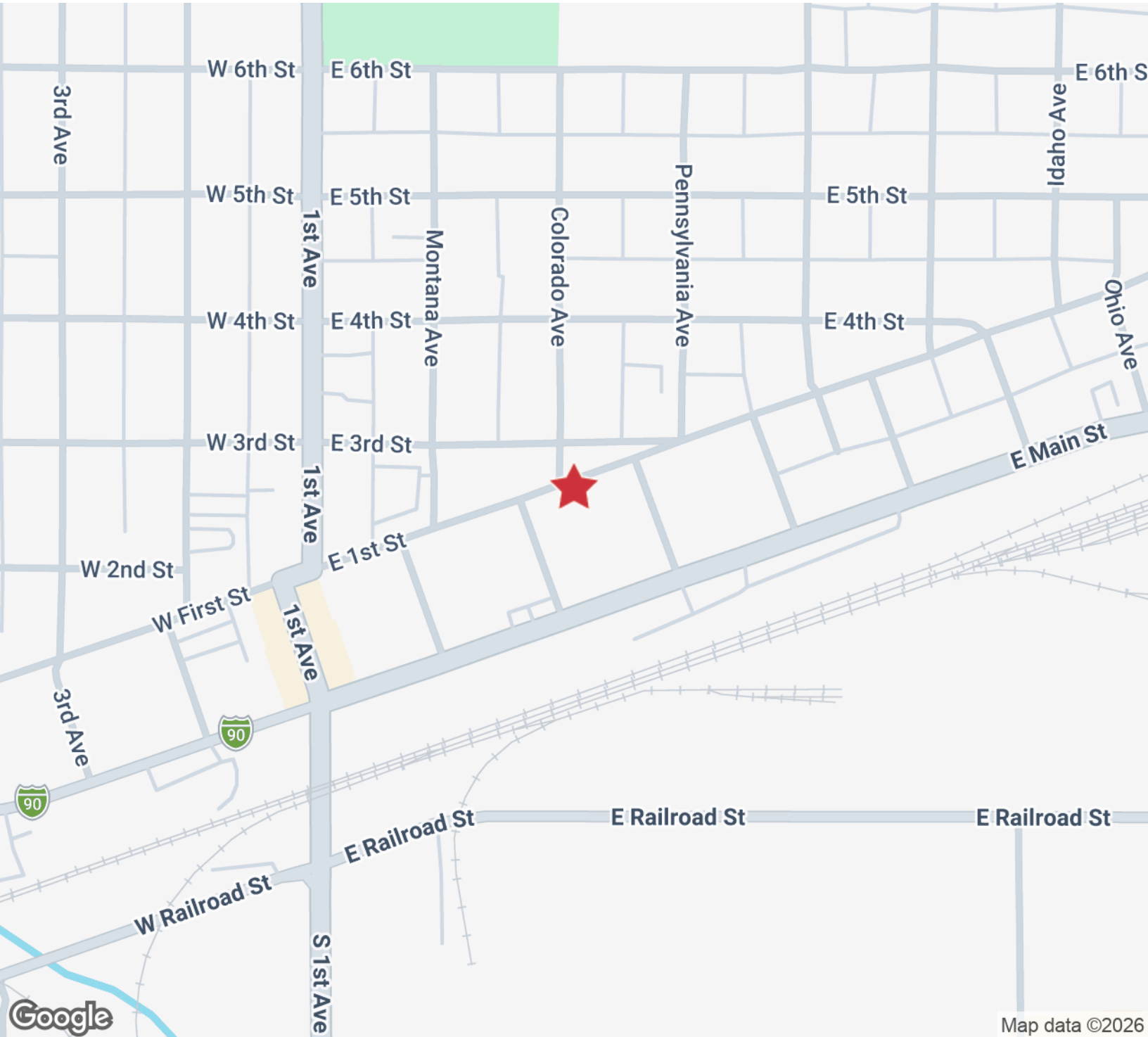
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Map data ©2026

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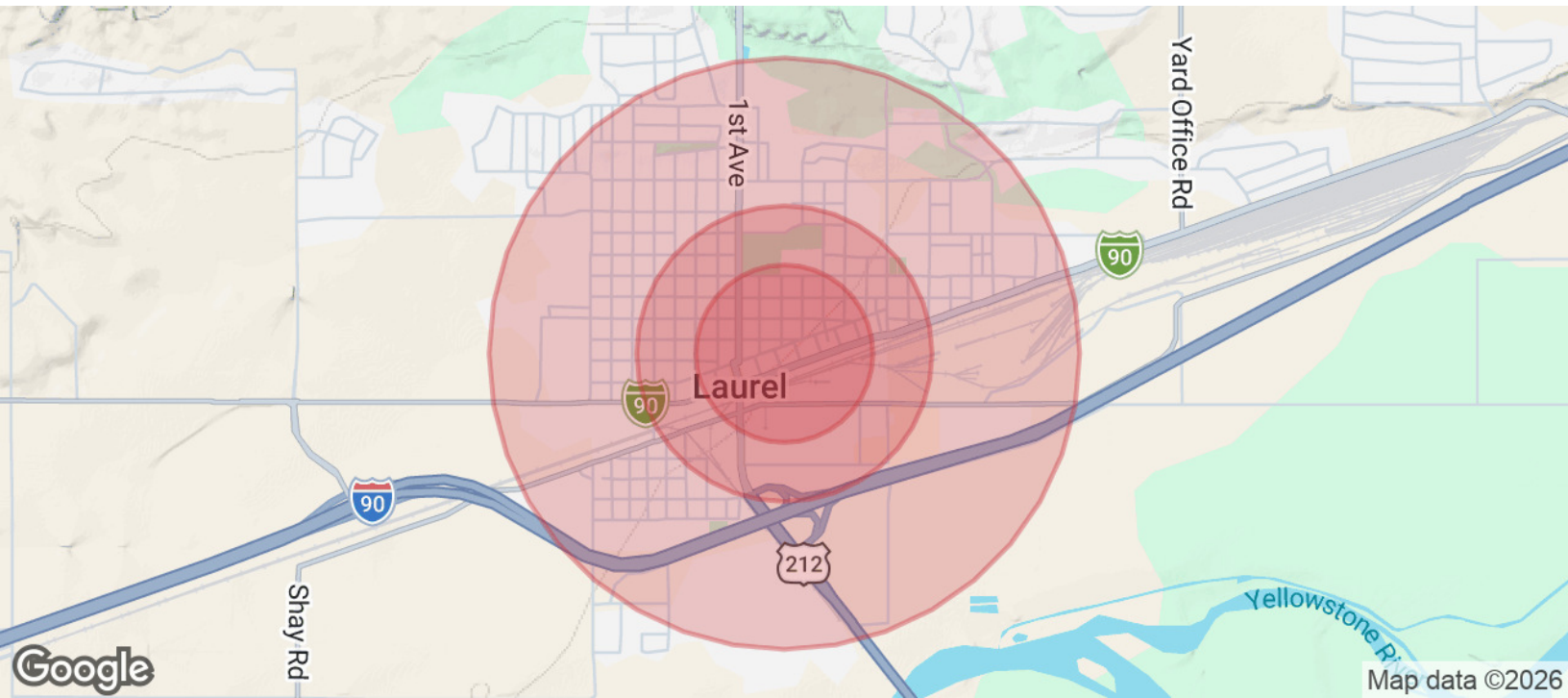
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	393	1,779	6,021
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	791	2,528
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$124,910	\$104,638	\$98,679
Average House Value	\$403,305	\$360,452	\$355,257

Demographics data derived from AlphaMap

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