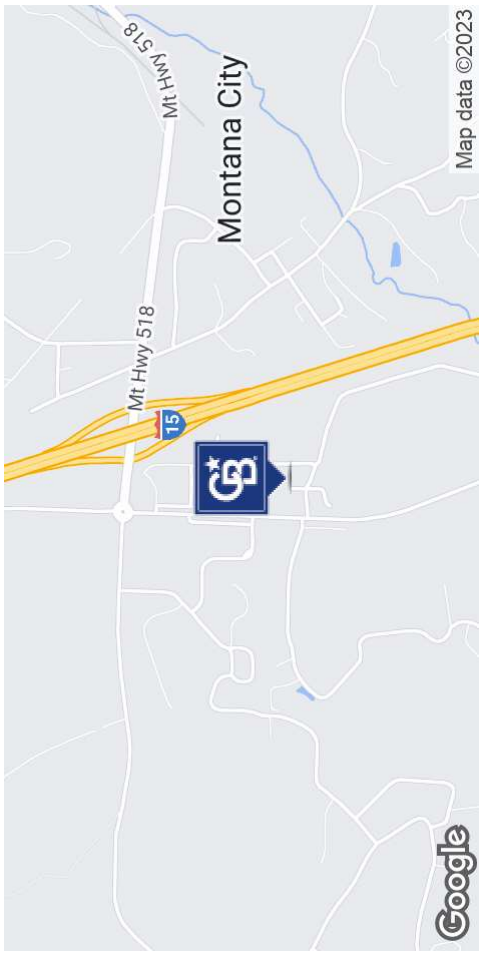


SALE

6 VIRGINIA RD
6 Virginia Rd Clancy, MT 59634



OFFERING SUMMARY

Sale Price:	\$1,273,000
Building Size:	6,882 SF
Available SF:	
Lot Size:	1.31 Acres
Price / SF:	\$184.98
Cap Rate:	6.05%
NOI:	\$77,000
Year Built:	2007

Commercial/Industrial/Residential

Tyler Warne
406 465 9936

PROPERTY OVERVIEW

Check out your new shop! This large, 112 x 60 single span structure is currently being used as a cabinet manufacturing shop. There is a small office and a mezzanine above the office. Office area is finished with showroom area, kitchenette and 1/2 bath. Shop has 13'3" ceiling finished with OSB. The space is mostly open but has 2 interior walls that could be removed. Overall the shop has good utility.

PROPERTY HIGHLIGHTS

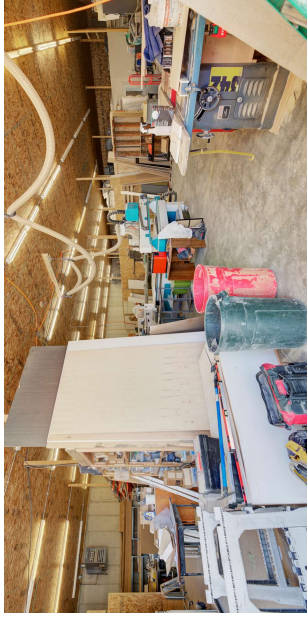
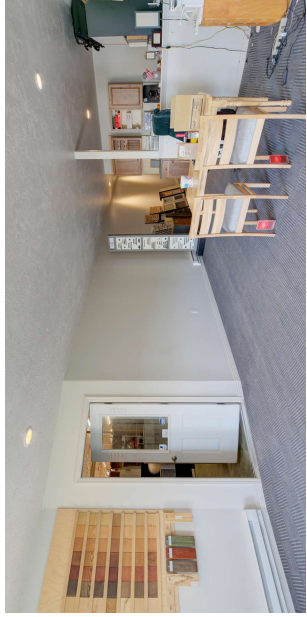
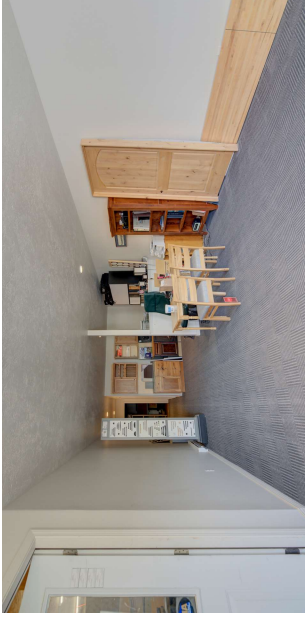
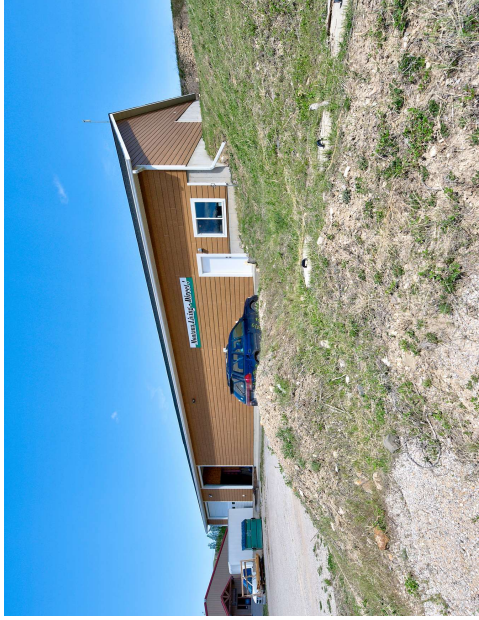
- 13'3" ceiling height
- Good Linkages
- Energy Efficient
- Good Views



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

SALE

6 VIRGINIA RD
6 Virginia Rd Clancy, MT 59634



Tyler Warne
406 465 9936

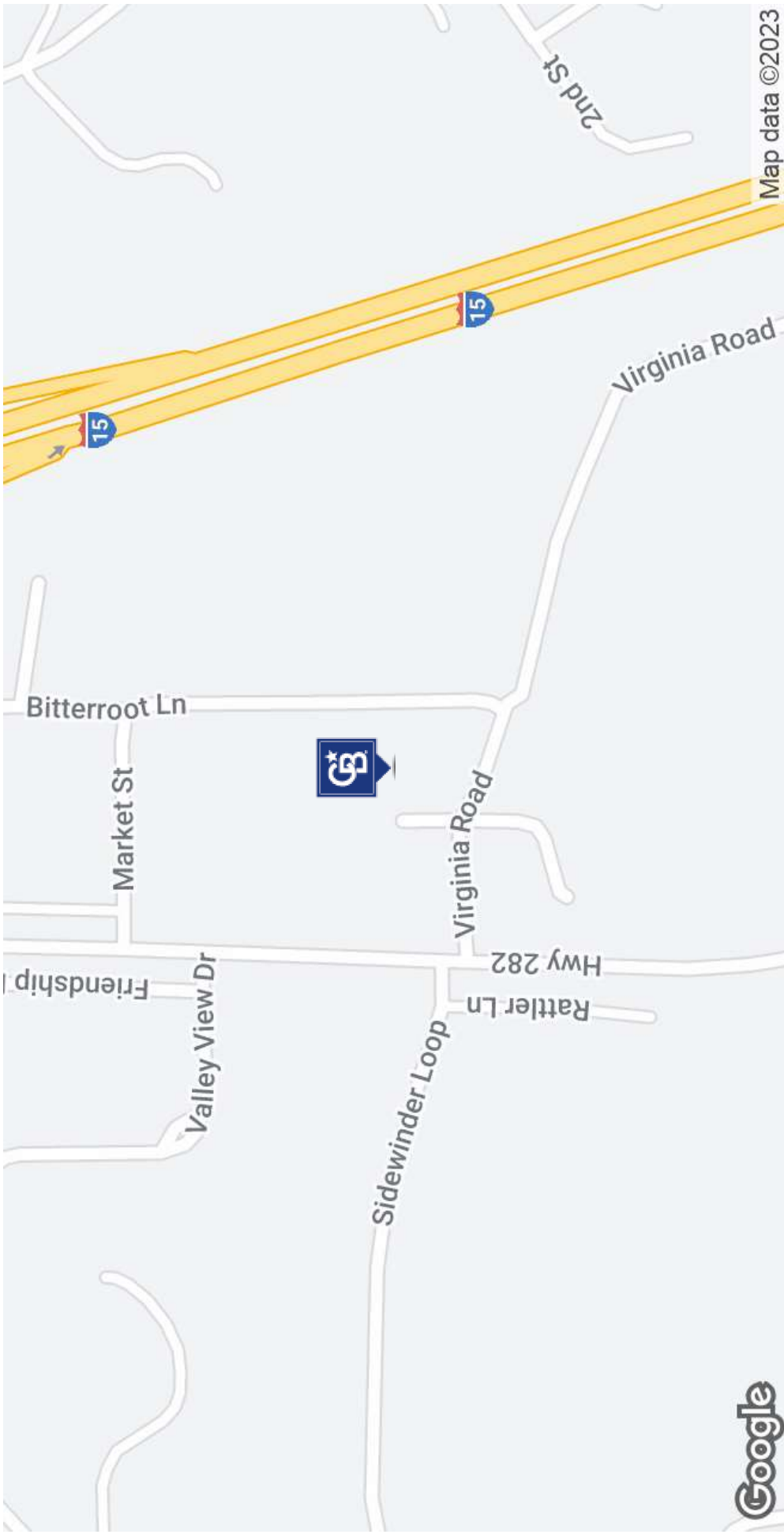


COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

©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.

SALE

6 VIRGINIA RD
6 Virginia Rd Clancy, MT 59634



Tyler Warne
406 465 9936



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

©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.

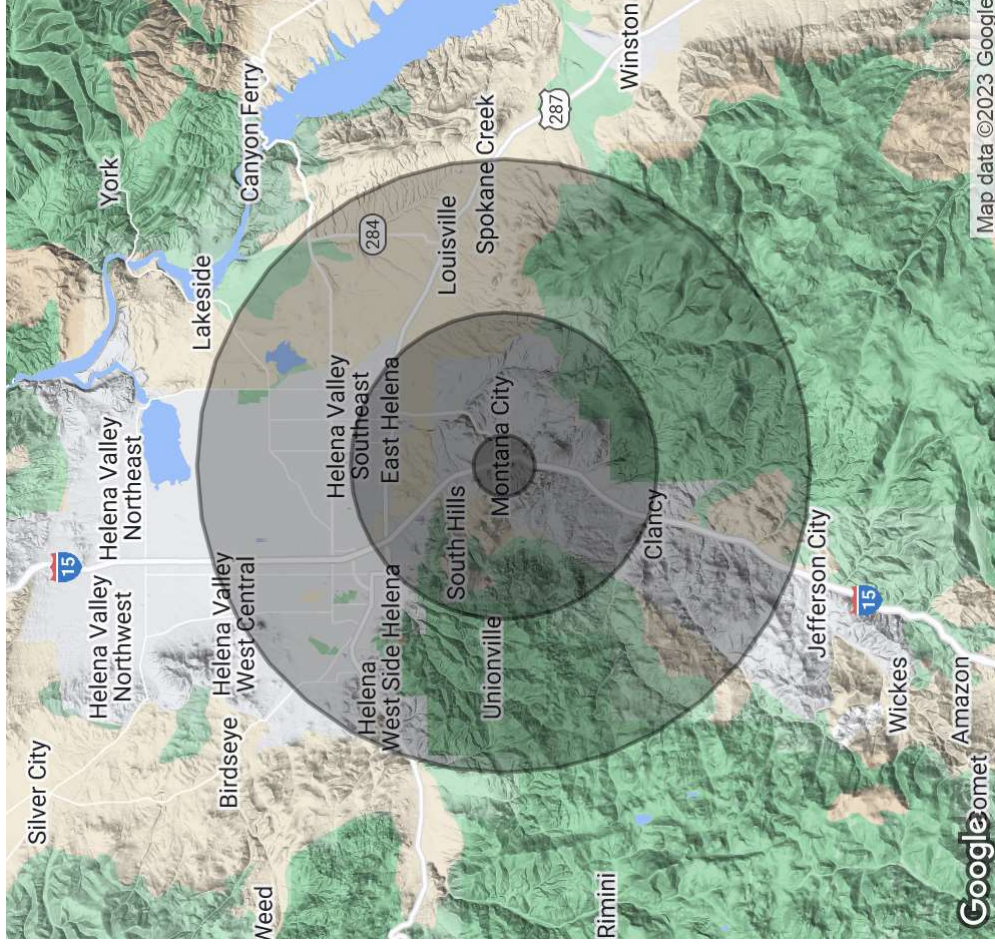
SALE

6 VIRGINIA RD 6 Virginia Rd Clancy, MT 59634

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	214	16,363	55,418
Average Age	42.9	43.5	41.1
Average Age (Male)	43.2	40.2	40
Average Age (Female)	43.7	45.3	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	74	7,320	24,562
# of Persons per HH	2.9	2.2	2.3
Average HH Income	\$112,525	\$78,648	\$79,309
Average House Value	\$377,913	\$258,926	\$263,832

* Demographic data derived from 2020 ACS - US Census



Tyler Warne
406 465 9936



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN