



# Annafeld Marketplace

1605 Annafeld Parkway E | Billings, Montana 59101

## Property Highlights

- 7 ground-floor commercial/retail suites
- 22 income-producing apartments above
- 21 garages 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

Position your investment at the heart of one of Billings' most thoughtfully planned and fastest-growing communities. The Marketplace at Annafeld offers a rare mixed-use opportunity featuring 7 street-level retail units, 22 fully-leased residential apartments, and 21 enclosed garage spaces, all designed with a walkable, community-focused lifestyle in mind.

## OFFERING SUMMARY

Sale Price:	\$7,988,000
Number of Units:	50
Lot Size:	1.022 Acres
Building Size:	30,762 SF
NOI:	\$425,341.91
Cap Rate:	5.32%/6.11%

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	94	211	933
Total Population	196	445	2,113
Average HH Income	\$81,693	\$82,014	\$83,371

**Haley Vannatta, CCIM**

Broker | 406.294.6317

[hvannatta@naibusinessproperties.com](mailto:hvannatta@naibusinessproperties.com) | MT #62446

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FOR SALE



MIXED USE INVESTMENT



26,207



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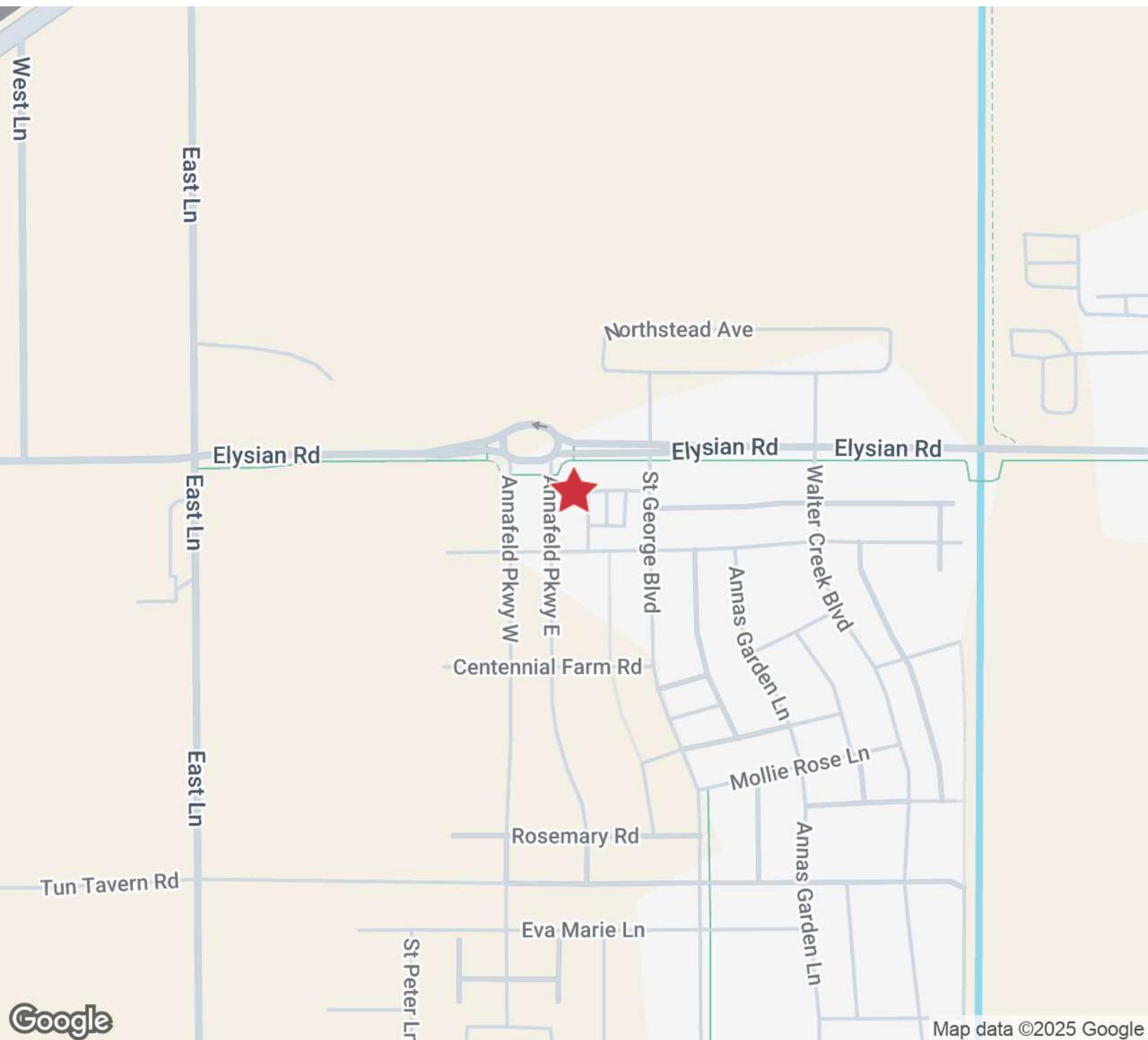
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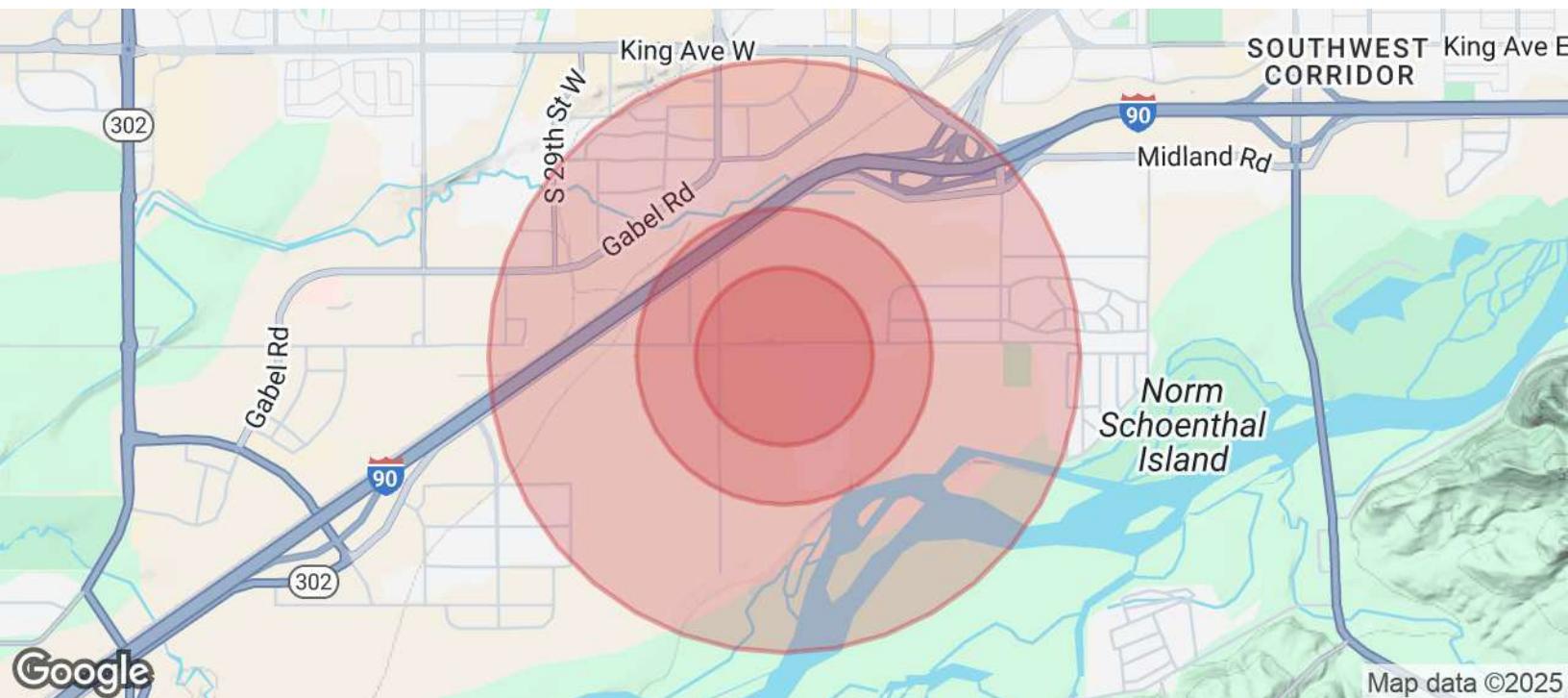


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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	196	445	2,113
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	94	211	933
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$81,693	\$82,014	\$83,371
Average House Value	\$519,596	\$505,833	\$429,956

*Demographics data derived from AlphaMap*
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