

SALE / LEASE

DIAMOND PRODUCTS BUILDING

1200 Bozeman Street Helena, MT 59601



PROPERTY DESCRIPTION

22,000 square foot industrial building for sale or lease in central Helena. The property has a fenced yard for additional equipment storage. The property has over 30 asphalt parking spaces, and benefits from visibility and signage to North Montana Avenue. Its central location provides quick access to all of Helena, as well as convenient routes to Highway 12 and I-15 for reaching surrounding markets. The building features 2 dock-high doors, 2 grade level doors, tall ceilings, and is located adjacent to a rail spur. In addition to the 22,000 square feet, the building has approximately 8,580 bonus square feet of mezzanine and basement storage. This building offers an immense amount of space in central Helena - come see it today.

PROPERTY HIGHLIGHTS

- CLM Zoning
- Area seeing new and redevelopment
- 13,770 cars per day
- Good visibility

OFFERING SUMMARY

Sale Price:	\$930,000
Lease Rate:	\$6 SF/yr (NNN)
Available SF:	22,000 SF
Lot Size:	1.001 Acres
Building Size:	22,000 SF
NOI:	\$19,183.00
Cap Rate:	2.06%

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	21,609	30,514	33,711
Total Population	48,522	72,147	80,106
Average HH Income	\$97,418	\$101,338	\$101,553

Tyler Warne, CCIM
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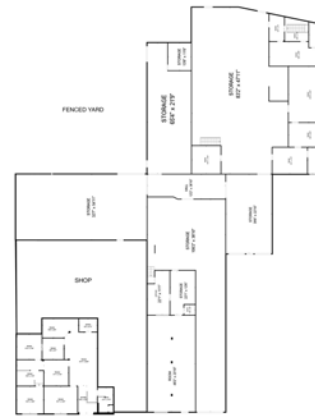


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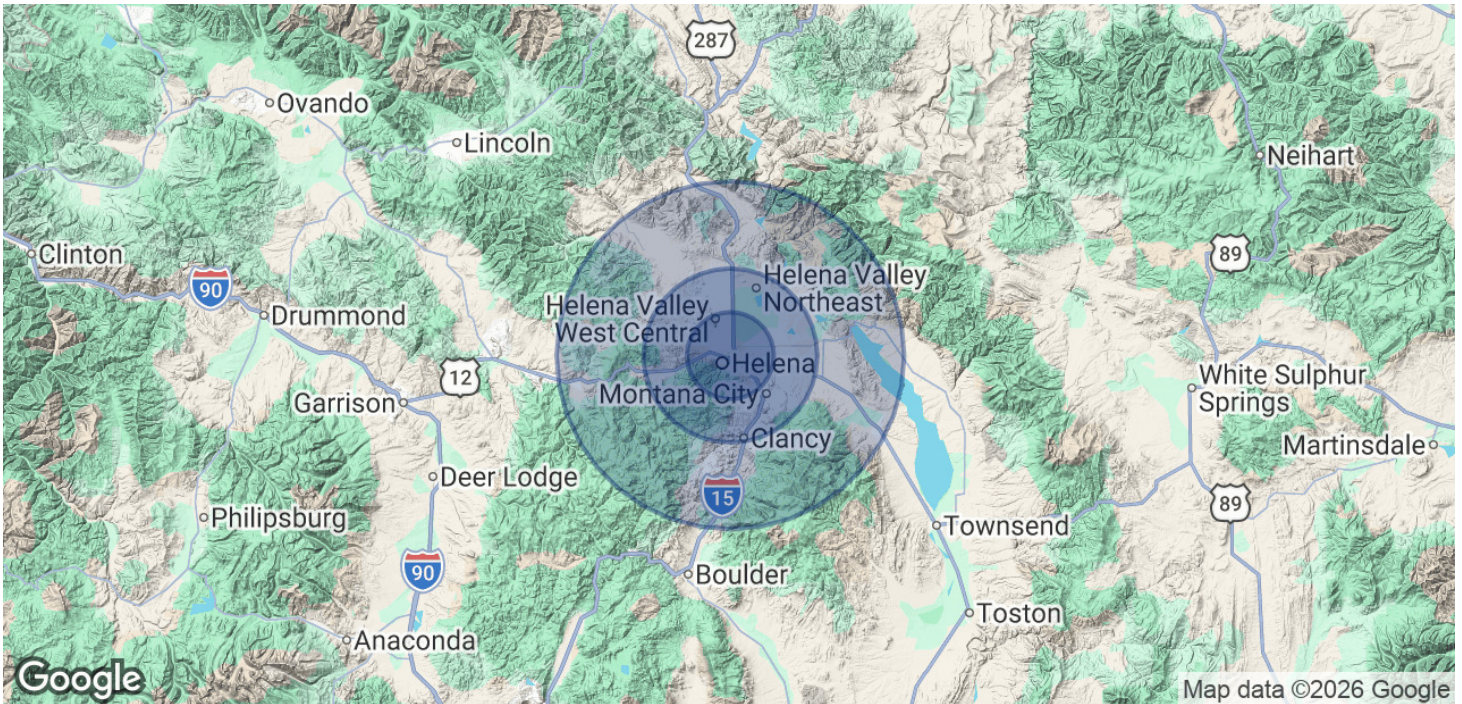


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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	48,522	72,147	80,106
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	21,609	30,514	33,711
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$97,418	\$101,338	\$101,553
Average House Value	\$421,297	\$440,240	\$446,110

2020 American Community Survey (ACS)

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INVESTMENT OVERVIEW

PROFORMA

Price	\$930,000	\$1,099,000
Price per SF	\$42	\$50
GRM	20.78	5.88
CAP Rate	2.06%	11.13%

OPERATING DATA

PROFORMA

Gross Scheduled Income	\$44,760	\$186,933
Total Scheduled Income	-	\$186,933
Vacancy Cost	-	\$14,955
Gross Income	\$44,760	\$171,978
Operating Expenses	\$25,577	\$49,654
Net Operating Income	\$19,183	\$122,324

FINANCING DATA

PROFORMA

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