

SALE

MANUFACTURING BUSINESS

Manufacturing Business Billings, MT 59102

SALE PRICE

\$475,000



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

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Sale Price	\$1,275,000
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OFFERING SUMMARY

Building Size:	9,000 SF
Gross Revenue:	\$1,344,552
Approximate Net Revenue:	\$175,000

PROPERTY OVERVIEW

- *Well-Established Manufacturing Business
- *10 Employees
- *Niche Market, Low Competition
- *Seller is willing to train new owner
- *Gross Revenue: \$1,344,552
- *Owner's Discretionary Earnings: \$175,000

LOCATION OVERVIEW

Our well-established manufacturing business has been proudly serving the construction industry for 44 successful years. With a proven track record of profitability and a solid foundation, we have become a trusted name in our niche market. We have a loyal and experienced team of employees, some of whom reside in the two mobile homes we own on site to ensure their comfort and convenience. With a staff of 10 skilled individuals, we maintain a low employee turnover rate, fostering a strong sense of teamwork and expertise. Our niche business enjoys minimal competition, granting us a unique advantage in the market. As the construction cycle continues to thrive, we have ample opportunities for growth, particularly with our ability to consistently secure large commercial contracts.

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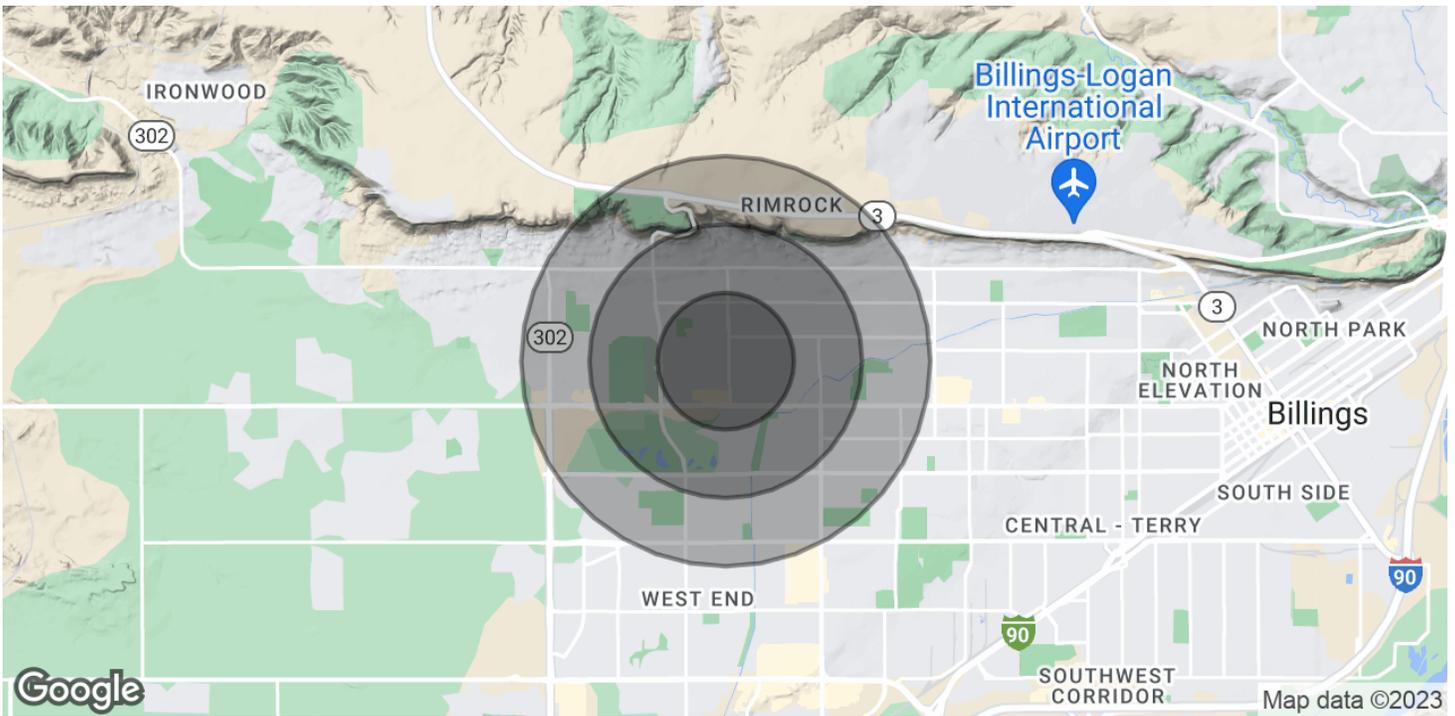


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,388	10,204	21,065
Average Age	54	47.2	45
Average Age (Male)	51.3	45.5	44.2
Average Age (Female)	57.4	48.5	45.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,223	4,778	9,576
# of Persons per HH	2	2.1	2.2
Average HH Income	\$81,349	\$87,995	\$94,392
Average House Value	\$269,802	\$267,517	\$270,050

* Demographic data derived from 2020 ACS - US Census

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