

# \$2,500,000 - 410 Bernard, Billings

MLS® #351162

**\$2,500,000**

Bedroom, 0.00 Bathroom,  
Commercial Sale on 3.17 Acres

Burlington Northern, Billings, MT

Seller financing available! Great industrial investment opportunity thatâ€™s had a long term tenant and a new 5 year lease just put in place offering an 8% CAP rate. Rent escalators in 2026 and 2028, which will be an average of the 2 years CPI adjustment. Situated in a prime W Billings location with good visibility and access, the 3+ acre property includes a paved and fenced storage yard and ample office parking. New 5 year lease through 11/30/2029 at \$198k NOI, NN. Approx 5600 sq ft of office & 29,200 sq ft of shop, 9 OH doors, wash bay, 3 phase power, large open reception with cubicles, 9 private offices (many oversized with 2 desks) conference room, break room, locker room, 2 bathrooms (1 newly remodeled ADA bathroom). Over \$300k in recent updates, incl roof, asphalt, furnaces, bathroom and all new LED lighting, which takes care of the majority of owners responsibilities in the lease.

Built in 1965

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | 351162          |
| Price      | \$2,500,000     |
| Bathrooms  | 0.00            |
| Acres      | 3.17            |
| Year Built | 1965            |
| Type       | Commercial Sale |
| Sub-Type   | Office          |



|        |                       |
|--------|-----------------------|
| Status | Active Under Contract |
|--------|-----------------------|

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 410 Bernard         |
| Area        | (08) West Billings  |
| Subdivision | Burlington Northern |
| City        | Billings            |
| County      | Yellowstone         |
| State       | MT                  |
| Zip Code    | 59101               |

**Interior**

|              |                    |
|--------------|--------------------|
| Heating      | Natural Gas        |
| Cooling      | Central Air, Other |
| # of Stories | 1                  |
| Stories      | One                |