



**COLDWELL
BANKER
COMMERCIAL**

CBS

2032 OLD HARDIN ROAD

Billings, MT 59101

AVAILABLE SPACE

23,342 SF

ASKING PRICE

SALE \$1,890,000

LEASE \$5.95 PSF NNN

AREA

Attractive retail center is located at 2032 Old Hardin Road in Lockwood between Lockwood Interstate 90, interchange 452 and the Johnson Lane interchange 455. The property is located south of Interstate 90 along Old Hardin Road.



SALE / LEASE

CBCMONTANA.COM

OFFICE

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SALE



OFFERING SUMMARY

Sale Price:	\$1,890,000
Available SF:	23,342 SF
Lot Size:	2.0 Acres
Year Built:	2006
Building Size:	23,342 SF
Zoning:	Highway Commercial
Price / SF:	\$80.97

PROPERTY OVERVIEW

This newer 23,342 SF building was constructed in 2006 and includes multiple offices, employee and customer restrooms, conference rooms, a large showroom and 20' side walls. Large entryway columns and glass foyer give this building real curb appeal. The property is connected to public water as well as natural gas and electricity.

PROPERTY HIGHLIGHTS

- Sprinklered
- 20' Side Walls
- 4 Roof Top HVAC Units
- 9 Offices & Conference Room
- 4 Restrooms

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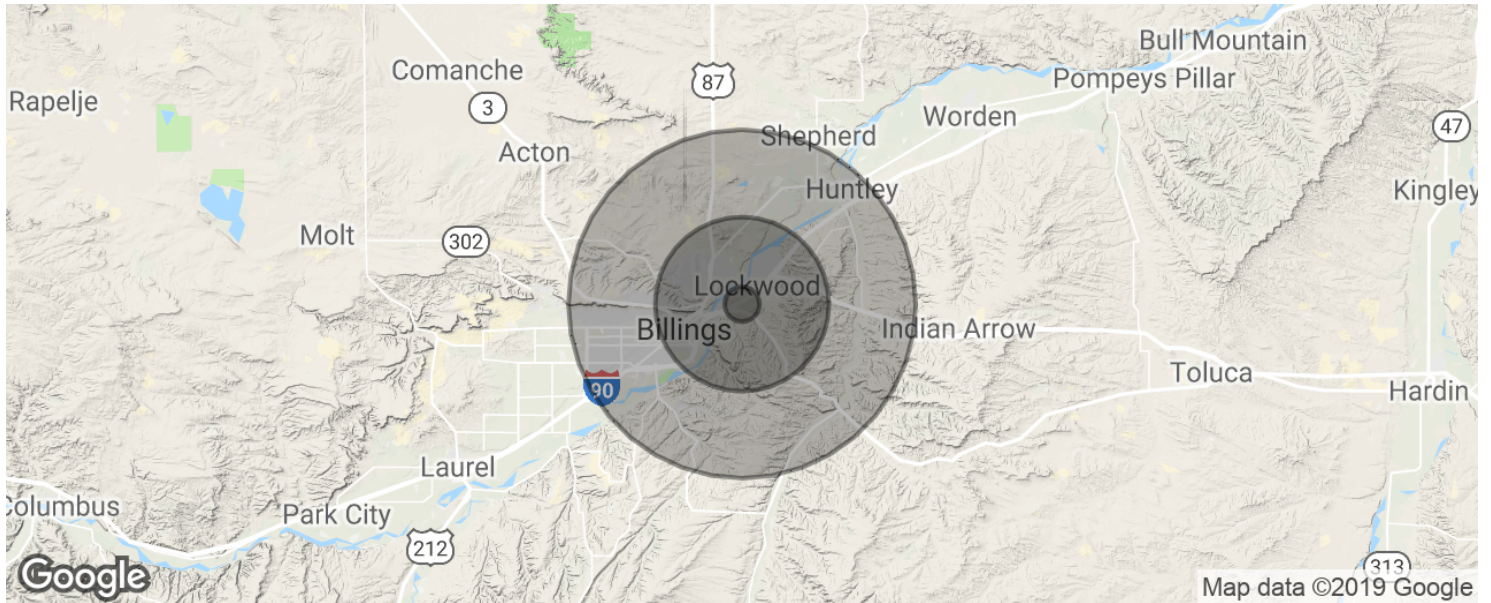
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SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,414	44,158	116,538
Median age	34.8	35.7	36.0
Median age (Male)	34.2	34.1	34.4
Median age (Female)	36.7	37.3	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	579	17,885	48,769
# of persons per HH	2.4	2.5	2.4
Average HH income	\$47,931	\$54,045	\$55,136
Average house value	\$123,367	\$143,618	\$160,848

* Demographic data derived from 2010 US Census

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