



**COLDWELL
BANKER
COMMERCIAL**
CBS

5365 MIDLAND ROAD

Billings, MT 59101

AVAILABLE SPACE

2.55 Acres

ASKING PRICE

\$890,000

AREA

C07320A (2 Acres)

A22948 (.51 Acres)



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FOR SALE

CBCMONTANA.COM

OFFICE

Steven Kenney

406.591.2890

steve@cbcmontana.com

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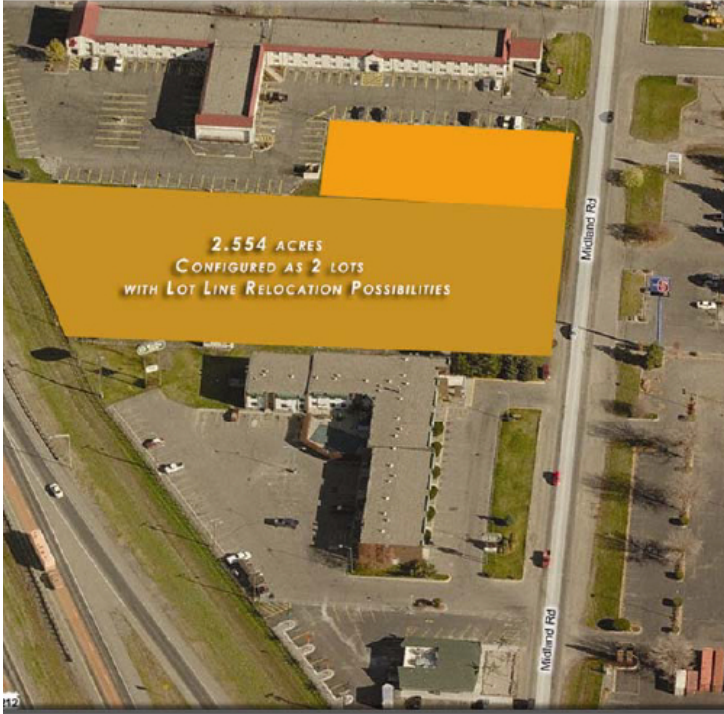
1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



5365 MIDLAND ROAD

Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price: \$890,000

Lot Size: 2.55 Acres

Price / SF: \$8.01

PROPERTY OVERVIEW

- Price: \$890,000 (\$8.00 PSF)
- 2.55 Acres of Commercial Development Land
- Outstanding Restaurant Location
- Located between the Econo Lodge & the Motel 6 North
- 235 FT of eastbound I90 frontage between exits 446 & 447
- 317 FT of frontage on Midland Rd
- Within walking distance of 7 major hotels/motels
- Billings City Lots with city 6" water line & sewer on site
- Configured as 2 lots with lot line relocation possibilities
- Zoned Highway Commercial
- Owners are licensed agents in the state of Montana

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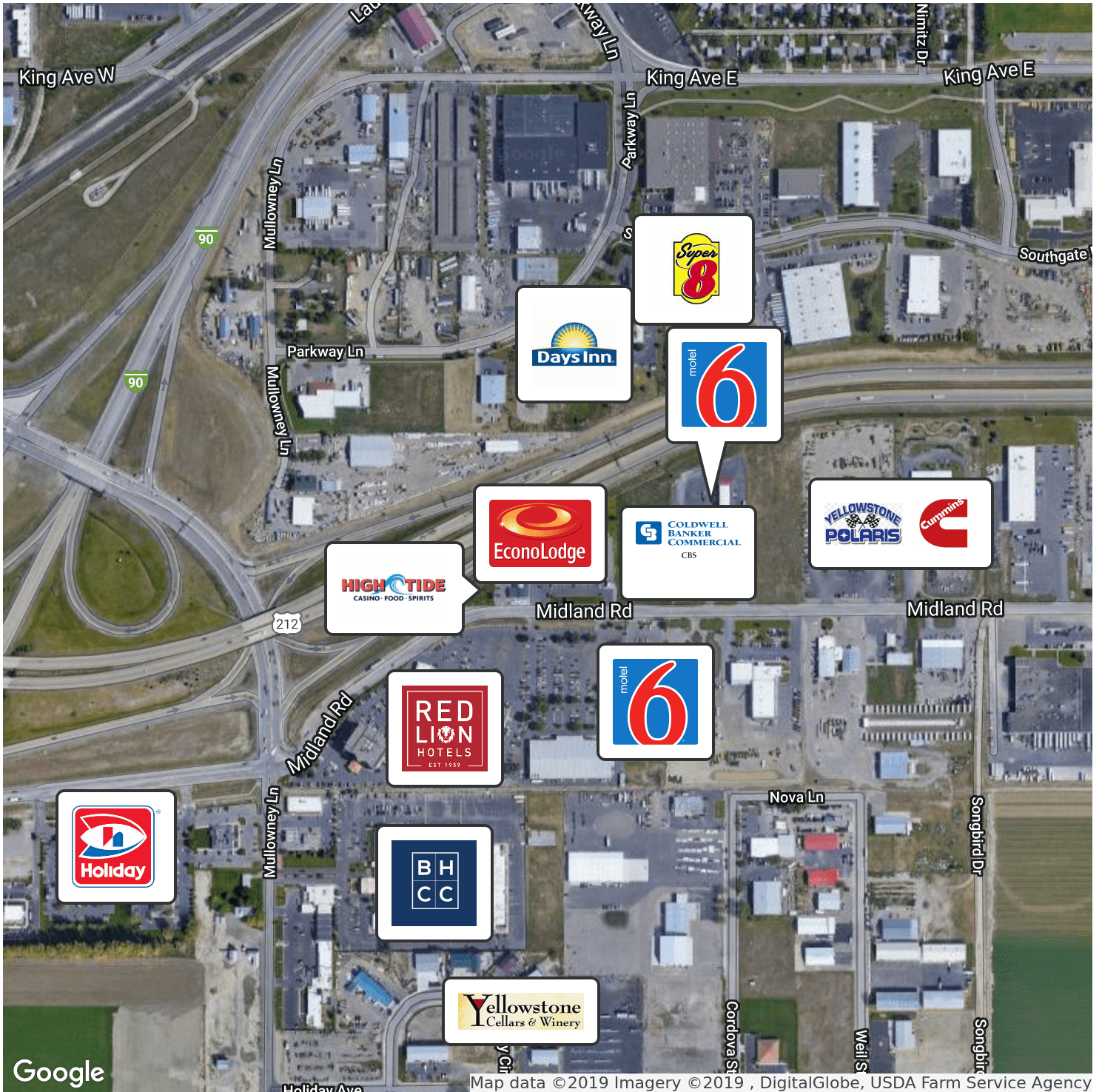
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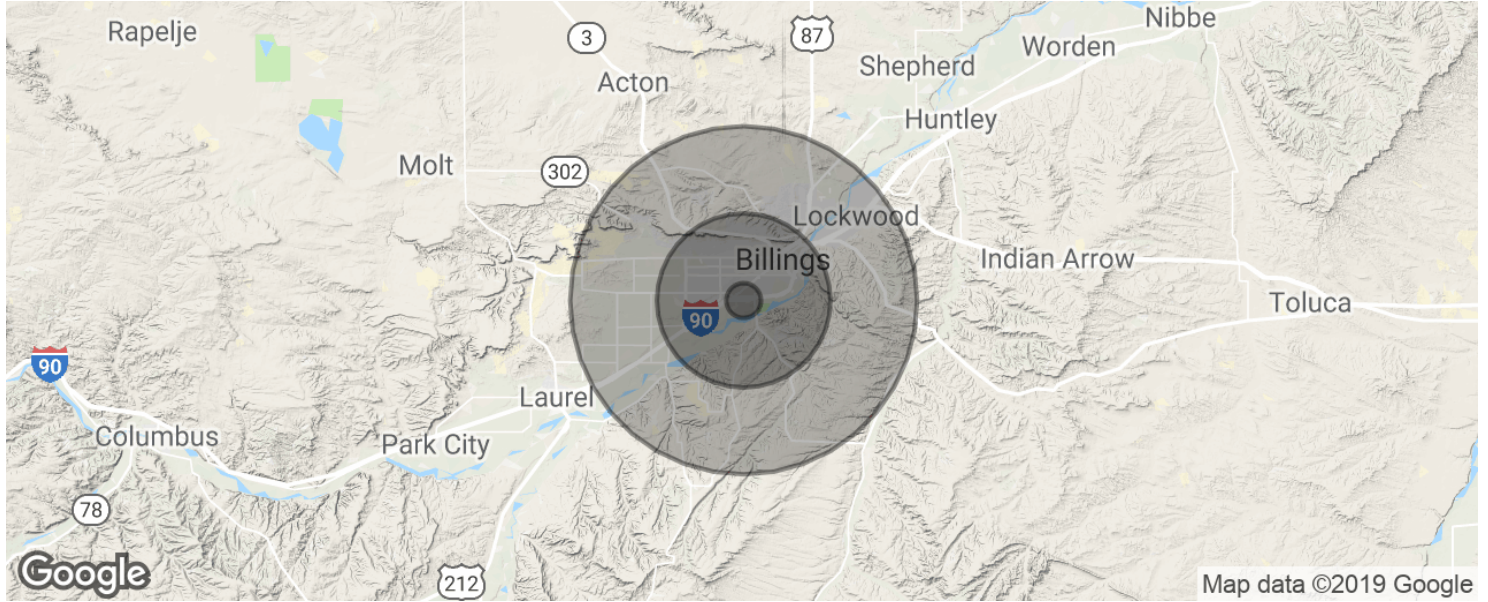
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SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,414	101,886	151,306
Median age	37.9	37.4	37.6
Median age (Male)	34.9	35.8	35.9
Median age (Female)	41.3	39.3	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,004	44,624	64,368
# of persons per HH	2.4	2.3	2.4
Average HH income	\$50,775	\$54,877	\$60,330
Average house value	\$137,339	\$176,342	\$194,442

* Demographic data derived from 2010 US Census

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