



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

## **2901 STATE**

Billings, MT 59101

### AVAILABLE SPACE

5,160 SF

### ASKING PRICE

\$350,000

### AREA

Highway Commercial Zoning near major highway junction.  
Surrounded by Industrial and Residential developments.



### Industrial

**Shaylee Green**

406.656.2001

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# FOR SALE

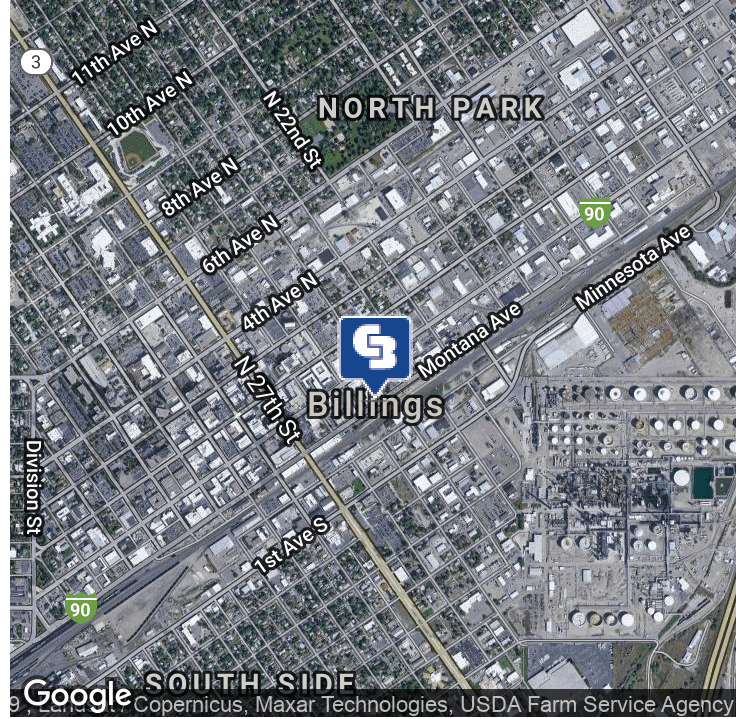
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# 2901 STATE

Billings, MT 59101

SALE



### OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 0.4 Acres

Building Size: 5,160 SF

Zoning: Highway Commercial

Price / SF: \$67.83

### PROPERTY OVERVIEW

17,552 SQFT Lot 5160 SF Building

17 ft ceilings

3 phase power

Shop approximately 85 ft x 35 ft

14 ft Bay door pull through - (2)

12 ft Bay door pull through - (2)

(2) Natural Gas Furnaces

Insulated

Office area

3 Bathrooms

(3) Electric Water heaters

Floor Drains

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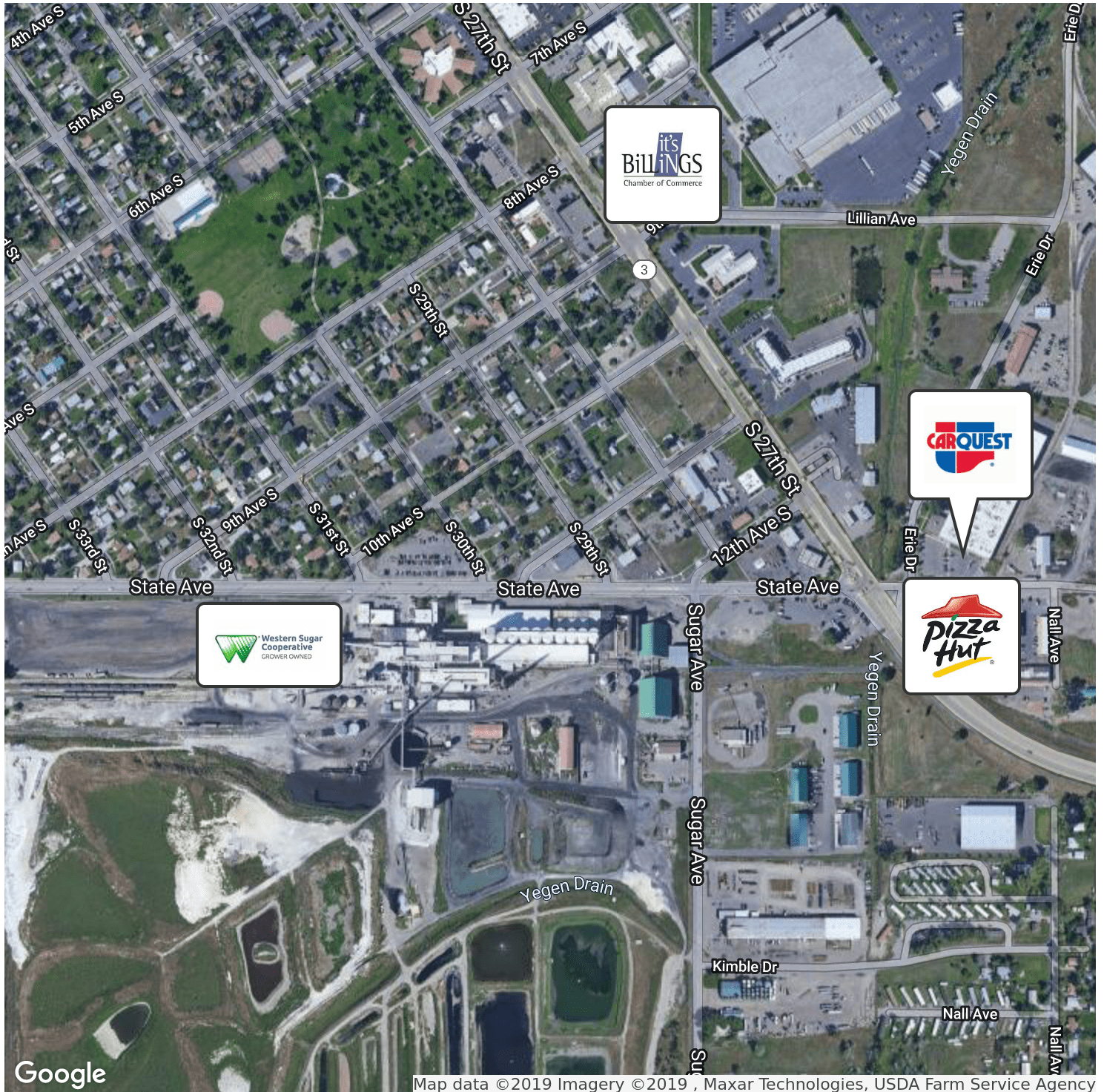




# 2901 STATE

Billings, MT 59101

# SALE



Google

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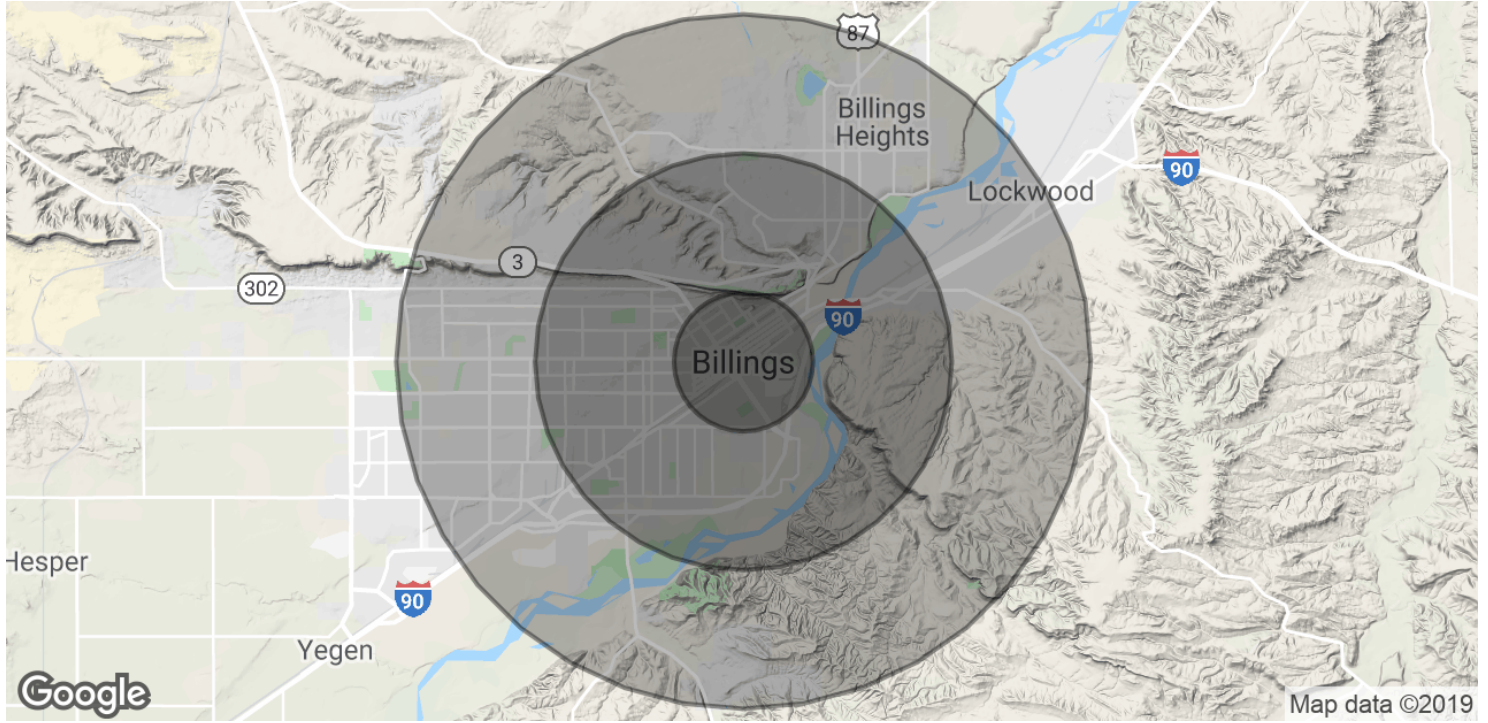




## 2901 STATE

Billings, MT 59101

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,087	40,024	88,422
Median age	33.7	34.5	35.4
Median age (Male)	34.6	34.1	33.9
Median age (Female)	32.2	35.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,546	17,014	37,560
# of persons per HH	2.8	2.4	2.4
Average HH income	\$39,439	\$44,954	\$52,266
Average house value	\$112,558	\$142,513	\$154,664

\* Demographic data derived from 2010 US Census

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