



**COLDWELL
BANKER
COMMERCIAL**
CBS

7675 US 287

Townsend, MT 59644

AVAILABLE SPACE

19,600 SF

ASKING PRICE

\$1,495,000

AREA

Frontage on US 287

FOR SALE

CBCMONTANA.COM



OFFICE

Todd Sherman

406.570.8961

todd@cbcmontana.com

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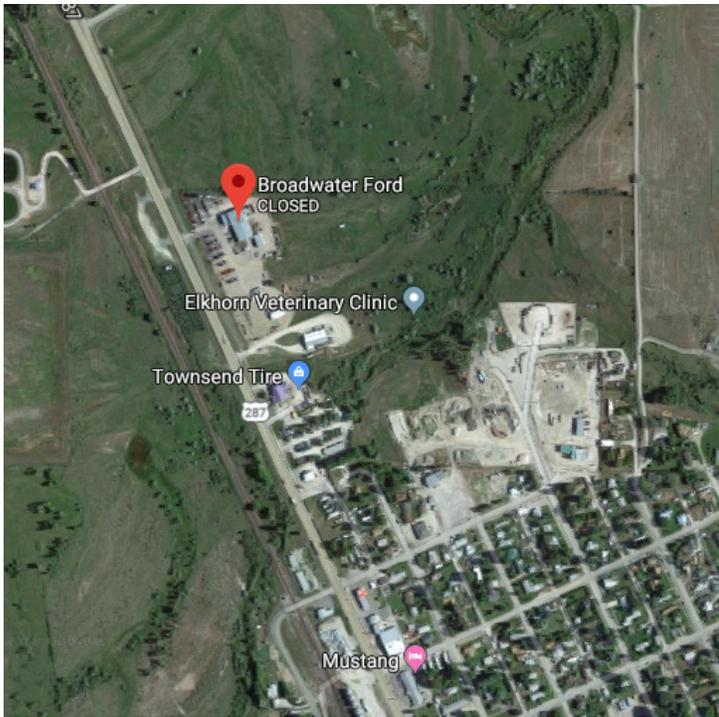
1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price: \$1,495,000

Lot Size: 17.0 Acres

Building Size: 19,600 SF

Zoning: Highway Commercial

Price / SF: \$76.28

PROPERTY OVERVIEW

- Great location with high traffic count exposure
- Plenty of parking
- Great potential for warehouse storage facility
- 3 Buildings-13,000 SF, 4,000 SF, 2,600 SF
- Land: 17 acres

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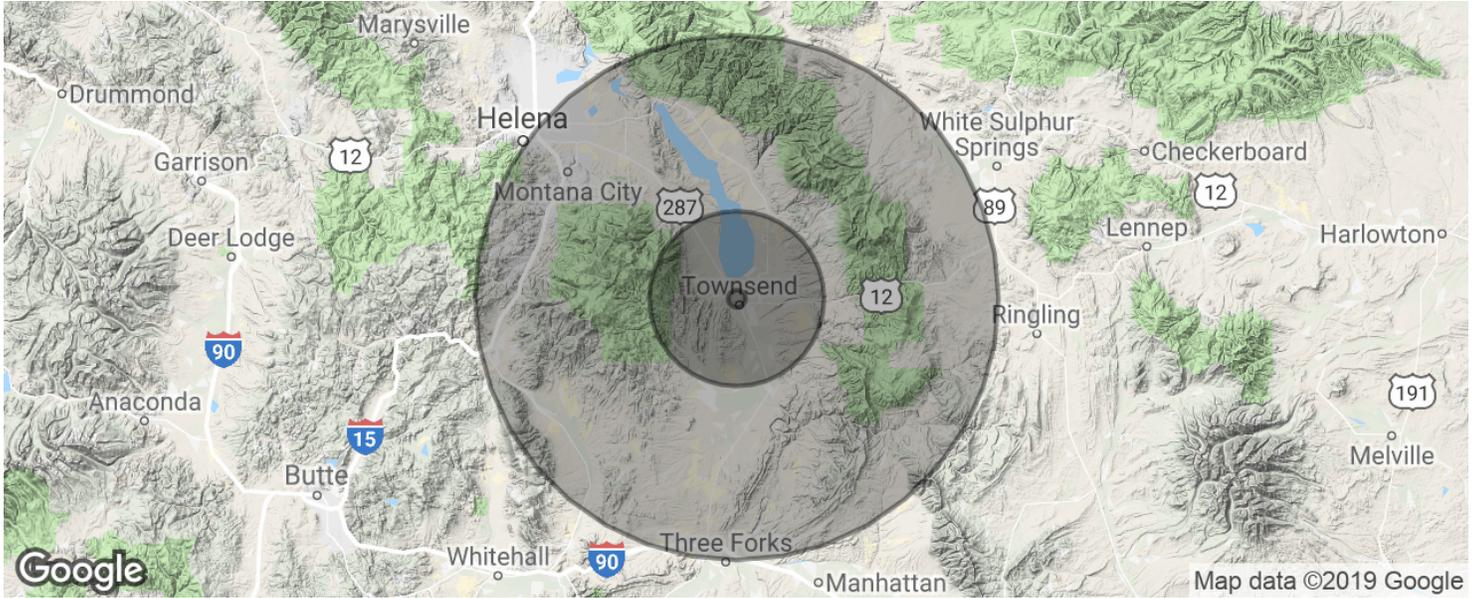
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	7	775	18,679
Median age	46.0	41.5	39.9
Median age (Male)	47.9	43.2	40.0
Median age (Female)	41.3	37.3	39.3
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	2	275	7,011
# of persons per HH	3.5	2.8	2.7
Average HH income	\$75,592	\$54,976	\$60,439
Average house value	\$239,761	\$216,001	\$238,583

* Demographic data derived from 2010 US Census

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