



SALE

## Inquire For Address

Billings, MT 59102

Property Address:	Inquire For Address
Property Type:	Special Purpose
Lot Size:	0.96 AC
Building Size:	27,000 SF
Zoning:	Community Commercial
Rail Access:	N/A
Year Built:	1980
Number of Stories:	2

### PROPERTY OVERVIEW

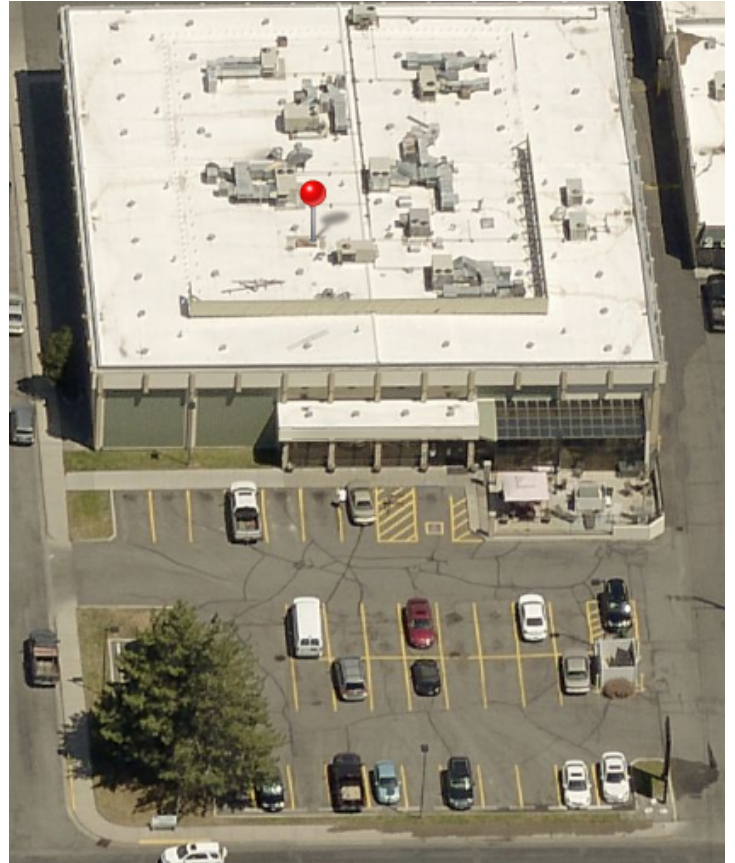
Traffic counts reaching 25,000 per day on a busy corner lot. This listing is priced to sell. Perfect space for Medical Clinic space, physical therapy office, elderly rehab facilities, special needs care, veterans facility, or youth development space. Calling all investors ready to remodel this prime location to suit. With the \$52 SF purchase price this leaves room for new build-outs and fresh appeal. Let us help you navigate lease rates or business tenant lease backs on a space like this to create a cash-flowing property. Free Consultation available.

Current Use - Exercise Facility with large indoor pool, racquetball court, basketball court, sauna room, tanning bed, 3 weight lifting rooms, and multiple locker rooms. Ground Floor Entrance. 38-40 Parking Spaces. Several offices front of house. High end foyer with smoothie and snack bar.

Business and FF&E negotiable.

### LOCATION OVERVIEW

Midtown location within proximity to numerous other businesses and residential developments.



### SALE HIGHLIGHTS

- Prime LOT with real estate FOR SALE!
- Tax assessment at \$1,680,000
- For Sale - \$1,399,000
- Zoned Community Commercial
- Land - 41,748 SF
- Building - 27,000 SF

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