



**COLDWELL
BANKER
COMMERCIAL**

CBS

1625 OLD HARDIN ROAD

Billings, MT 59101

AVAILABLE SPACE

2,520 SF

ASKING PRICE

\$299,000

AREA

Less than 1 mile from I-90 Lockwood exit and 2 miles from I-90 Johnson Lane exit

FOR SALE

CBCMONTANA.COM



OFFICE

Kyle Schlichenmayer

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



SALE

1625 OLD HARDIN ROAD

Billings, MT 59101



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$299,000 |
| Lot Size: | 1.49 Acres |
| Year Built: | 1973 |
| Building Size: | 2,520 SF |
| Price / SF: | \$118.65 |

PROPERTY OVERVIEW

2,520 sqft commercial building
 currently operates as a pawn/rock shop and was a restaurant previously
 large pylon sign
 Billboard on property with lease expiring in 2031
 16' x 80' mobile home built in '95 included in sale as well

PROPERTY HIGHLIGHTS

- 1.49 acres located in Lockwood, MT
- less than 1 mile from I-90 Lockwood exit and 2 miles from I-90 Johnson Lane exit
- zoned highway commercial
- high visibility on both I-90 and Old Hardin Road and exposure to over 28,000 cars/day

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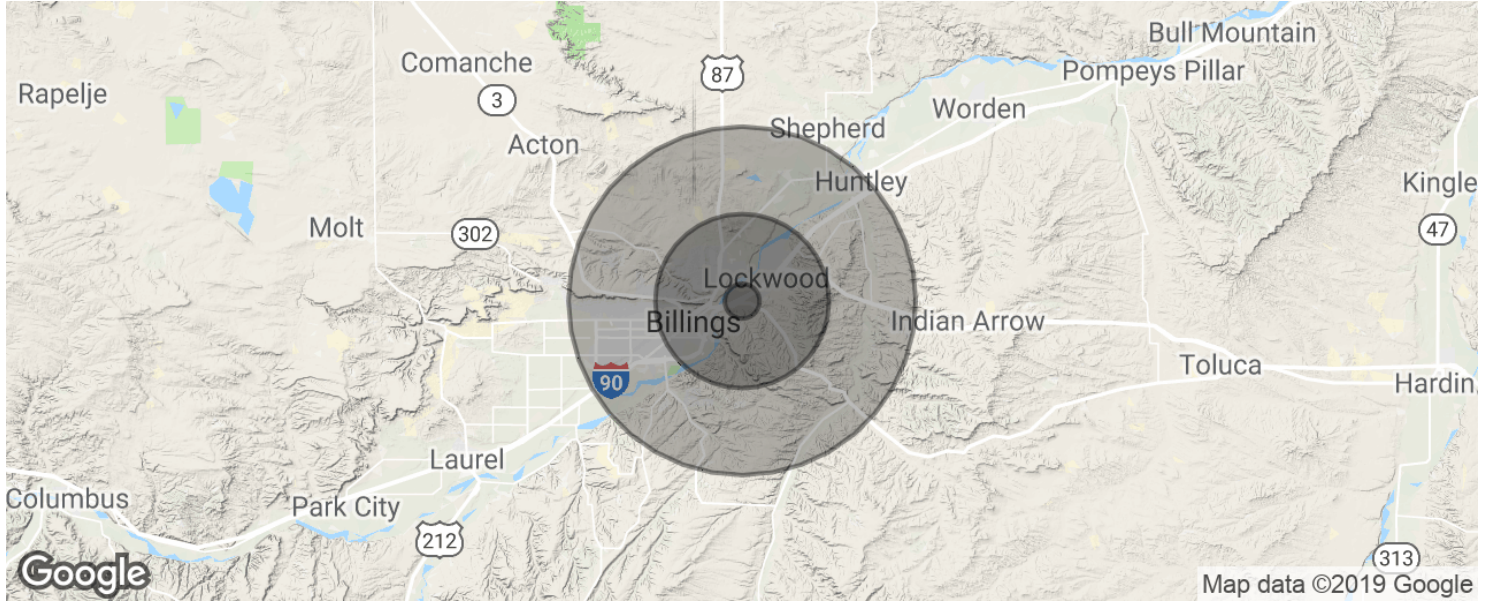
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1625 OLD HARDIN ROAD

Billings, MT 59101

SALE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 1,241 | 53,234 | 123,347 |
| Median age | 34.8 | 35.7 | 36.5 |
| Median age (Male) | 34.3 | 34.3 | 35.1 |
| Median age (Female) | 36.7 | 37.0 | 38.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 507 | 21,550 | 51,819 |
| # of persons per HH | 2.4 | 2.5 | 2.4 |
| Average HH income | \$48,116 | \$52,980 | \$55,444 |
| Average house value | \$124,008 | \$144,624 | \$164,852 |

* Demographic data derived from 2010 US Census

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