

SHOPS FOR SALE



King West Business Park

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CBS

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SITE LOCATION & LAYOUT



Strong Market

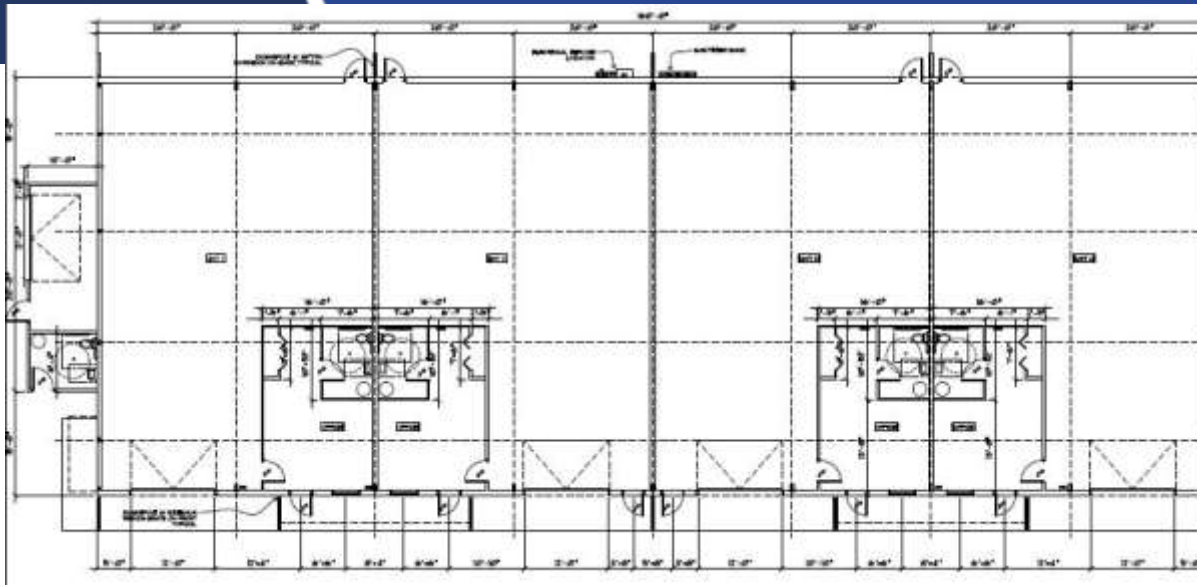
Billings geographic location serves as a major transportation and distribution center. It is an energy center sitting amidst the largest coal reserves in the US as well as large oil and natural gas fields. Billings local economy also benefits from its three local refineries. Billings is the banking and medical capital of this region. The city's unemployment rate at the height of the recession in 2010 peaked at 5.8% and is currently at 3.4%.



Growing Mixed Use Area

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants. Shop spaces available include 1,200, 1,800 and 2,400 SF units. Units may be combined to accommodate larger needs. Each unit includes a natural gas unit heater, restroom and insulated shop space. 1,200 1,800 & 2,400 SF units include an office. All units offer a walk-in door and 14' overhead door. Additional tenant improvements can be arranged with the builder.





Property Highlights:

- 1,200, 1,800 & 2,400 Square Foot Units
- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

Location Highlights:

- Prime West End Location
- Convenient Access to Interstate 90
- Professional setting
- Nicely Landscaped Surroundings
- Roads Provide Easy Access For Semi's

King Ave West Business Park

Property Address

5229 King Ave West Billings, MT 59106

Pricing

1,200 SF \$91,200 (\$76.00 PSF)

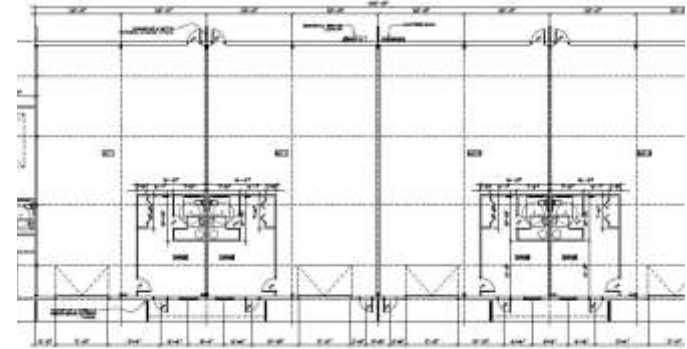
SALE PRICE

1,800 SF \$ 136,800 (\$76.00 PSF)

2,400 SF \$ 182,400 (\$76.00 PSF)

Units Available

	Office/Shop Flex Space
Zoning:	Community Commercial
Building Size(s):	7,200 to 9,600 SF
Wall Heights	16'
Fenced Outside Storage:	Available
Walls	Metal
Roof	Metal
Overhead Doors	14'
Lighting	T8
Year Built:	2016
Annexed:	No



Property Features

Roads:	Paved
Parking:	Approximately 2 Per Unit
Amenities:	Natural gas heat. Water and sewer provided by cistern & septic Individual fenced side yard available for each unit

Location Information

Located:	5229 King Ave West
City/State	Billings, MT 59106
Metro Market:	Billings, MT
County:	Yellowstone



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Prospective Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.