



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

2032 OLD HARDIN ROAD

Billings, MT 59101

AVAILABLE SPACE

23,342 SF

ASKING PRICE

SALE \$1,890,000

LEASE \$5.95 PSF NNN

AREA

Attractive retail center is located at 2032 Old Hardin Road in Lockwood between Lockwood Interstate 90, interchange 452 and the Johnson Lane interchange 455. The property is located south of Interstate 90 along Old Hardin Road.

CBCMONTANA.COM



Industrial

Nathan Matelich

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2032 OLD HARDIN ROAD

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SALE



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Sale Price: | \$1,890,000 |
| Available SF: | 23,342 SF |
| Lot Size: | 2.0 Acres |
| Year Built: | 2006 |
| Building Size: | 23,342 SF |
| Zoning: | Highway Commercial |
| Price / SF: | \$80.97 |

PROPERTY OVERVIEW

This newer 23,342 SF building was constructed in 2006 and includes multiple offices, employee and customer restrooms, conference rooms, a large showroom and 20' side walls. Large entryway columns and glass foyer give this building real curb appeal. The property is connected to public water as well as natural gas and electricity.

PROPERTY HIGHLIGHTS

- Sprinklered
- 20' Side Walls
- 4 Roof Top HVAC Units
- 9 Offices & Conference Room
- 4 Restrooms

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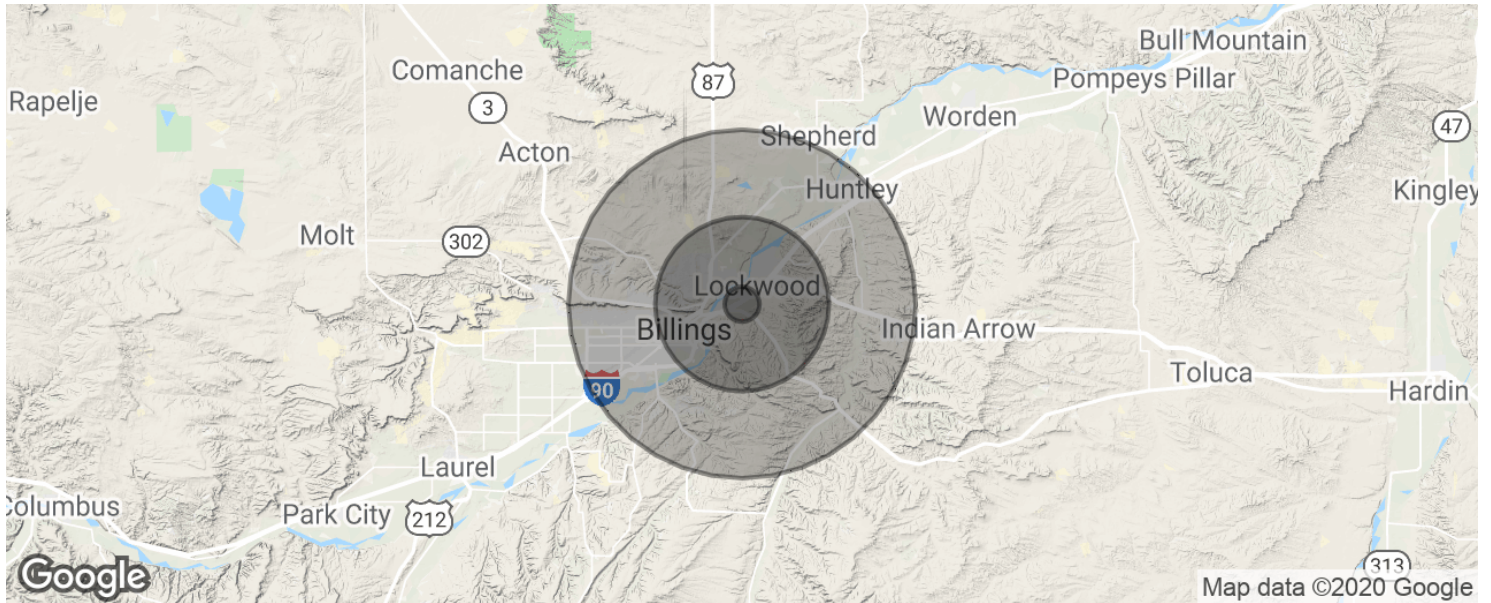




2032 OLD HARDIN ROAD

Billings, MT 59101

SALE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,414 | 44,158 | 116,538 |
| Median age | 34.8 | 35.7 | 36.0 |
| Median age (Male) | 34.2 | 34.1 | 34.4 |
| Median age (Female) | 36.7 | 37.3 | 38.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 579 | 17,885 | 48,769 |
| # of persons per HH | 2.4 | 2.5 | 2.4 |
| Average HH income | \$47,931 | \$54,045 | \$55,136 |
| Average house value | \$123,367 | \$143,618 | \$160,848 |

* Demographic data derived from 2010 US Census

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