



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

# FOR SALE

## 3595 MONAD RD

Billings, MT 59102

### AVAILABLE SPACE

2.8 Acres

### ASKING PRICE

\$335,000

CBCMONTANA.COM



### LAND

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

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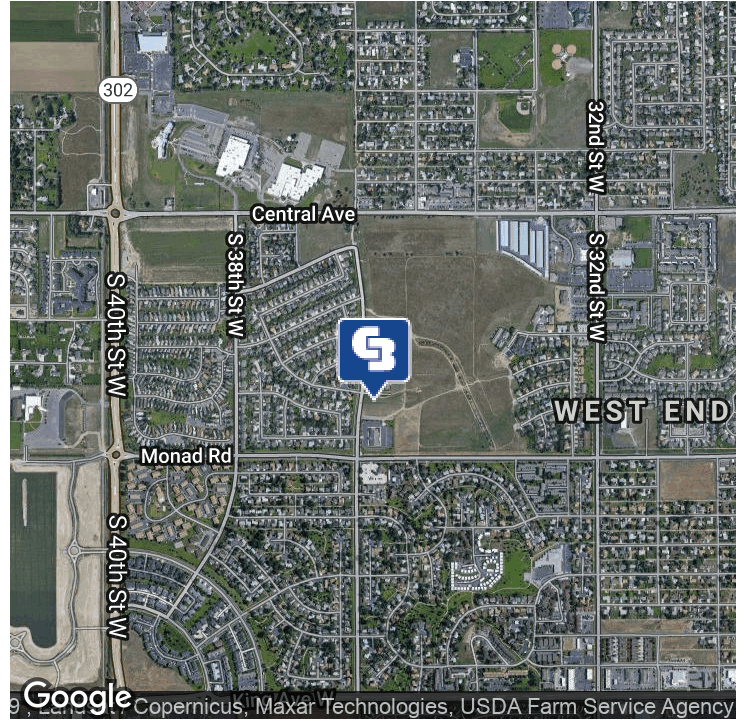
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 3595 MONAD RD

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## OFFERING SUMMARY

Sale Price: \$335,000

Lot Size: 2.8 Acres

Zoning: PUD

Price / SF: \$2.75

## PROPERTY HIGHLIGHTS

- 2.805 Acres located in the city
- Just off of S 36th St W and Monad Rd
- City services available
- \*This address may pull up the adjacent church. The church and the land it sits on are NOT for sale.

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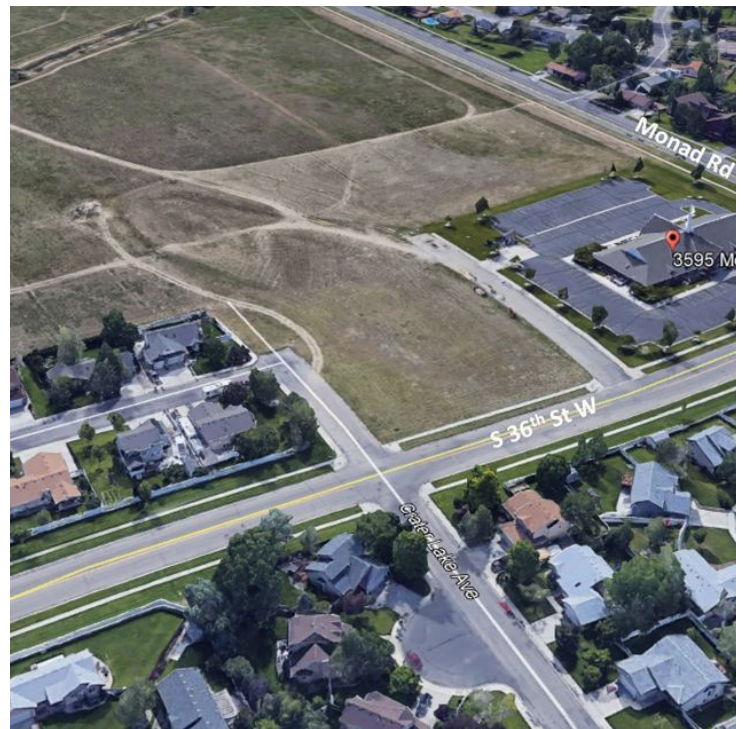




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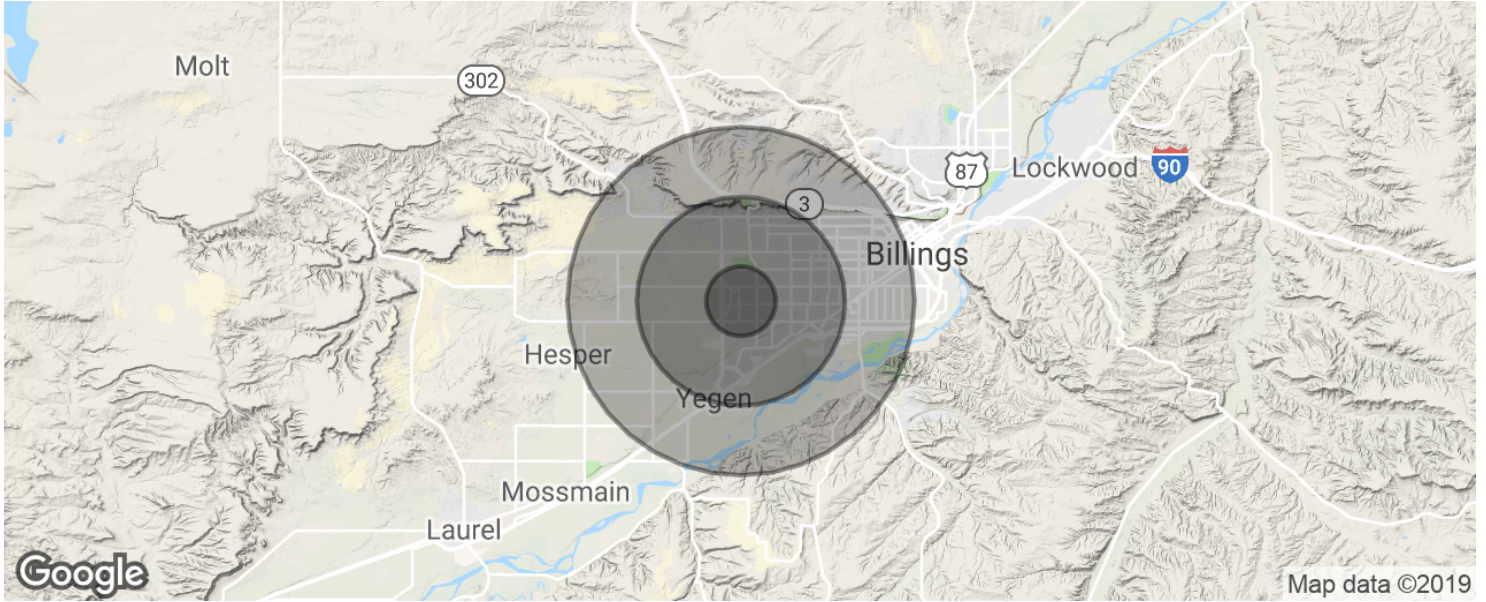




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,557	40,727	74,705
Median age	37.6	41.8	39.9
Median age (Male)	34.4	39.2	37.9
Median age (Female)	38.3	43.4	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,133	18,212	32,972
# of persons per HH	2.1	2.2	2.3
Average HH income	\$52,482	\$64,395	\$64,868
Average house value	\$152,037	\$208,450	\$213,039

\* Demographic data derived from 2010 US Census

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