



**COLDWELL
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COMMERCIAL**
CBS

FOR SALE

205 ERIE DR, #2

Billings, MT 59101

AVAILABLE SPACE

1,664 SF

ASKING PRICE

\$115,000

AREA

205 Erie Dr, Unit 2 is an attractive shop condo for sale located just off I-90 at the 27th St interchange. With it's convenient location and affordable price tag, this shop condo is sure to be popular among small business owners, commercial real estate investors or someone looking for the ultimate man cave. The building recently had a new metal roof put on it and the large fenced yard provides plenty of extra storage & parking.



CBCMONTANA.COM

OFFICE

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1215 24th Street, Suite 240, Billings, MT 59102
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OFFERING SUMMARY

Sale Price: \$115,000

Lot Size: 2.56 Acres

Year Built: 1985

Building Size: 1,664 SF

Zoning: Controlled Industrial

Price / SF: \$69.11

PROPERTY OVERVIEW

*205 Erie Dr, Unit 2

*Shop/Warehouse for Sale \$115,000

*1,664 SF Shop

*Large, shared fenced yard

*12 ft overhead door

*Small Office

*Bathroom

*Loft space for extra storage

*220 Outlets

*Built-in work benches & shelving

*Well & Septic

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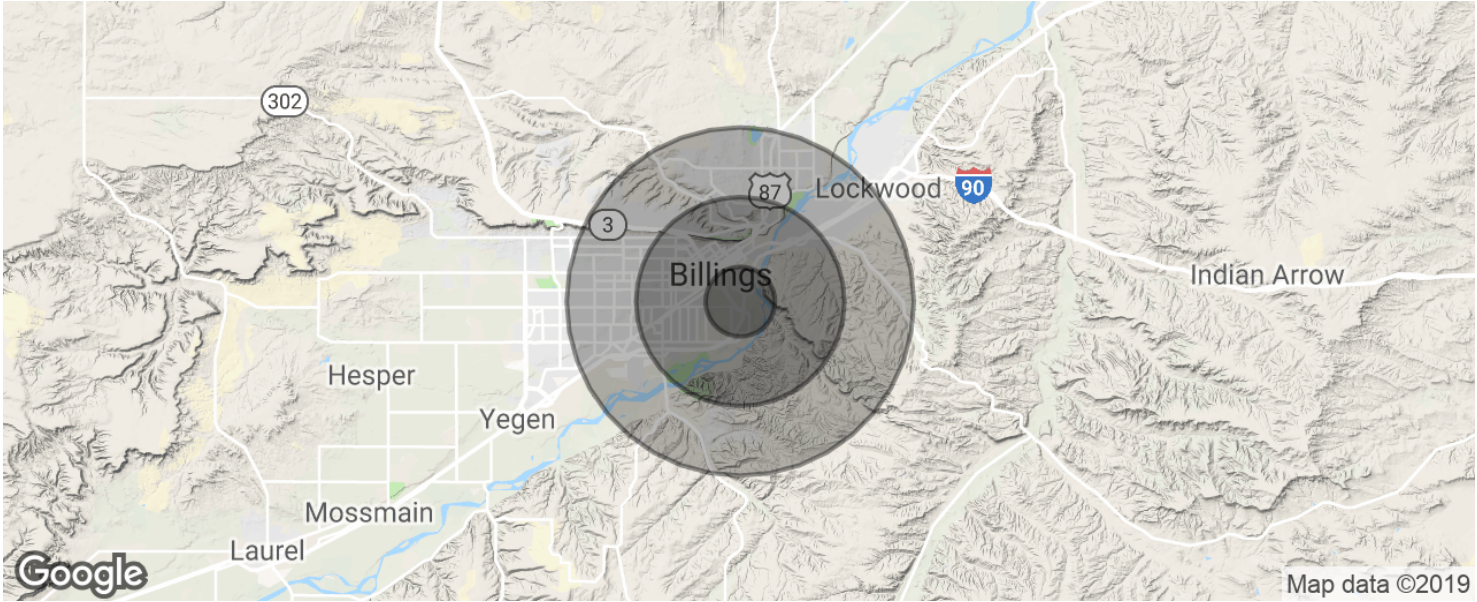
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,152	37,186	87,010
Median age	34.1	34.7	35.1
Median age (Male)	34.7	34.5	33.6
Median age (Female)	32.2	34.8	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,223	15,704	36,763
# of persons per HH	2.8	2.4	2.4
Average HH income	\$37,911	\$44,716	\$52,234
Average house value	\$108,000	\$140,545	\$153,366

** Demographic data derived from 2010 US Census*

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