



**COLDWELL
BANKER
COMMERCIAL**

CBS

3335 CONRAD ROAD

Billings, MT 59102

AVAILABLE SPACE

12 Units 1,600 SF - 1,950 SF Each

ASKING PRICE

\$140 PSF For Sale (Each Unit)

\$8/PSF/YR For Lease (Each Unit)

SALE / LEASE

CBCMONTANA.COM

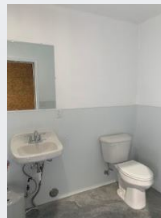


Heated Shop Space

Todd Sherman

406.570.8961

todd@cbcmontana.com



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



3335 CONRAD ROAD
 Billings, MT 59102

SALE



OFFERING SUMMARY

Sale Price: \$224,000

Available SF: 1,600 SF

Lot Size: 0 Acres

Year Built: 2019

Building Size: 1,600 SF

Zoning: Controlled Industrial

SALE/LEASE OVERVIEW

12 Units, all with bathrooms

1,600 SF or 1,950 SF options

\$140.00 PSF Purchase Price

\$8.00 PSF Lease with CAM \$1.35 \$1247/Month

West end

Heated

For Lease NNN

Prefer 3-5 Year Lease

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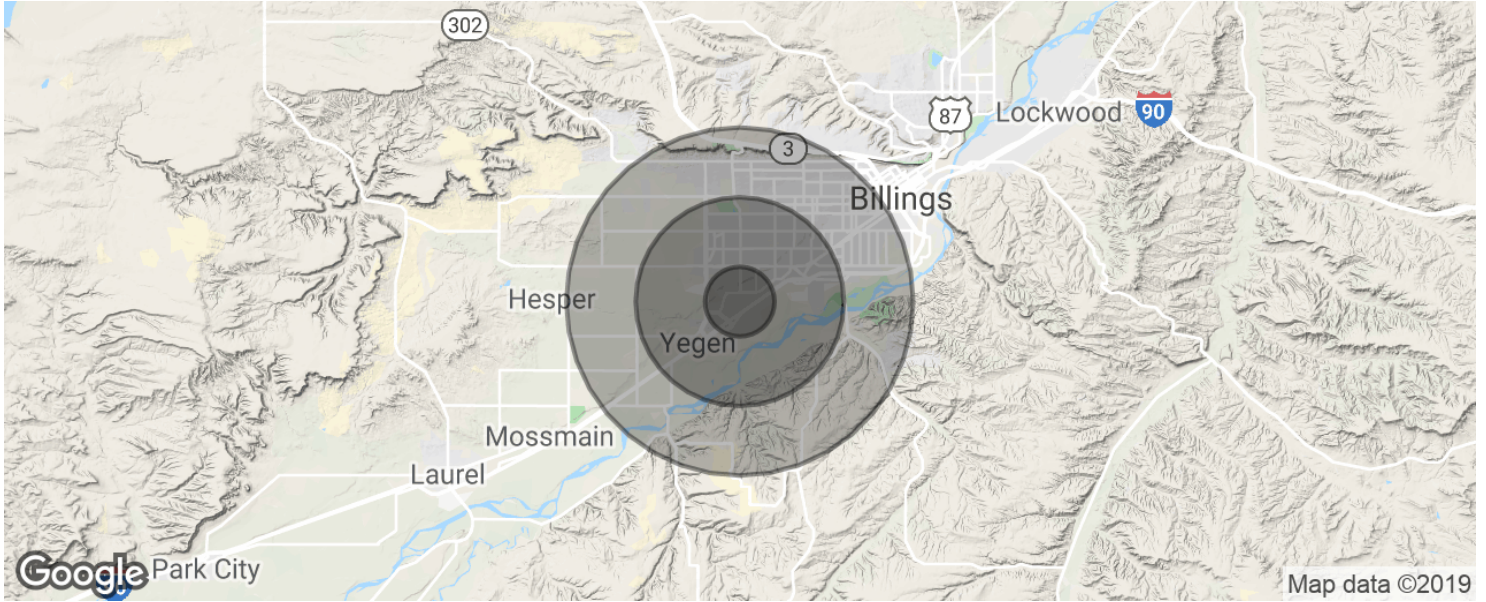




3335 CONRAD ROAD

Billings, MT 59102

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,479	25,218	68,820
Median age	34.5	37.9	40.0
Median age (Male)	33.4	35.3	37.8
Median age (Female)	35.4	39.2	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,181	11,486	30,803
# of persons per HH	2.1	2.2	2.2
Average HH income	\$53,298	\$55,146	\$61,280
Average house value	\$255,013	\$158,945	\$198,375

* Demographic data derived from 2010 US Census

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