



**COLDWELL
BANKER
COMMERCIAL**

CBS

7440 CLARK AVENUE

Billings, MT 59106

AVAILABLE SPACE

8,000 SF +/- and multiple outbuildings.

ASKING PRICE

\$395,000

FEATURES

- UNZONED Commercial Land with Improved Property
- 14 Acres Fenced.
- 4000 SF shop, 400 SF office, 3 Bed/1 bath attached living quarters.
- Additional 650 SF 1 bed/ 1 bath Loft with fireplace.



Industrial with Living Quarters

Shaylee Green

406.656.2001

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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001

FOR SALE

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7440 CLARK AVENUE

Billings, MT 59106

SALE



OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	13.85 Acres
Year Built:	1984
Building Size:	8,000 SF
Renovated:	2014
Zoning:	Outside City Limits
Price / SF:	\$49.38

PROPERTY OVERVIEW

Call for showings and MUST have proof of funds available. With so many allowable uses including but not limited to a non-profit entity, industrial company with yard space storage, landscaping company that can utilize dumping grass and debris, lumber yard, archery yard, cash-flowing rental, possible gun club, or manufacturing company. Site used to be the former ABC Seamless and welding. The possibilities are limitless. Property was fully operational prior to getting married and could be operational again! Buyer to verify suggested uses and all square footage.

PROPERTY HIGHLIGHT

- 3900 SF Warehouse with concrete floor. 14 ft OH power door. (2) 11 x 12 Sliding doors. Approx. dimensions - 85 x 47 FT
- 1200 SF+/- Living quarters with full kitchen and dining area. 3 bed / 1 full bath. Furnishings negotiable!
- 400 SF Office/Retail space attached to shop w private entrance. (Fireplace/dry bar/retail area).
- 650 SF Loft in Shop w 1 bedroom high end apartment with gas fireplace/ bathroom and shower.
- 2400 SF Pole Barn with cement floor. Approx 60 x 40 SF
- High producing spring could be developed with R/O System to run into cisterns for constant fresh water. Septic and (2) Cisterns.
- Gas/Power/Plumbing throughout site to most buildings. Breezeway with cement floor perfect for any temp storage or park an RV.
- 4 stall Horse Stable used to be a welding shop including locking tack room and overhead bunk for overnight vigil above the larger birthing stall. Other out - buildings include S bar S 12ft x 36ft lean to, a 10ft x 12ft building, plus larger 40 x 50 lean to building.

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Loft above shop. 1 bed/1 bath 650+/- SF



400 SF Office/ Retail with Dry Bar



4000 SF Warehouse - 14 ft Bay Door/ 2 Slide doors/ Electric



3 Bed 1 bath



3 Bed 1 bath



14 acres - Unzoned, LOW TAXES

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14 ft OH Power door



8000 SF +/-



Stall Barn used to be Welding Shop



Storage for 4000 SF Warehouse



Rear Facing Breezeway with Cement Floor



4 Horse Stalls

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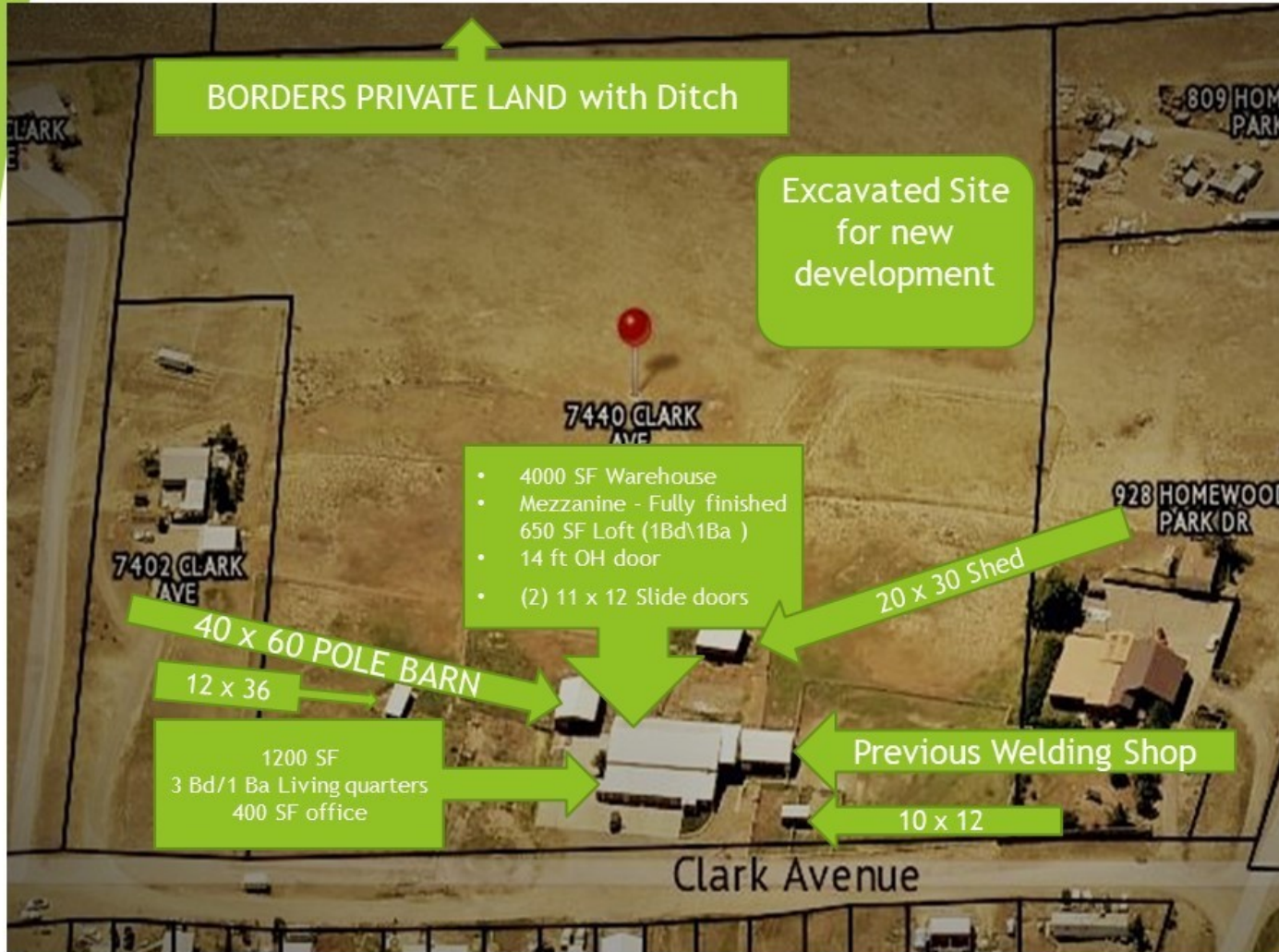




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- 4000 SF SHOP
- 800 SF LIVING QUARTERS
- 600 SF 1 BED/1 BATH APARTMENT
- 200 SF OFFICE
- 14 ACRES UNZONED
- SEMI TRUCK TURN RADIUS
- OUTBUILDINGS

**All SF is Approximate
Buyer to verify.*

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	163	8,370	61,721
Median age	38.8	41.3	41.7
Median age (Male)	39.9	42.1	40.1
Median age (Female)	37.3	40.1	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	3,020	26,306
# of persons per HH	2.7	2.8	2.3
Average HH income	\$77,934	\$131,031	\$74,455
Average house value	\$264,842	\$337,909	\$241,474

* Demographic data derived from 2010 US Census

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Certificate of Survey No. 835 Amended Amending Tract B of Tract 3-C-1 of Amended Tract 3-C of Corrected Amended Tract 3-B

LOCATED IN NE1/4 SECTION 1, T.1S., R.24E., P.M.M.

YELLOWSTONE COUNTY, MONTANA

for: Larry D. Grayson and Rhonda E. Grayson

by: Harlan M. Lund, R.L.S.

Scale: 1"=100' Billings, Montana June, 1996



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