COLDWELL BANKER COMMERCIAL
CBS

FOR SALE

EAST RAILROAD STREET

$2,395,800

E. Railroad Street
Laurel, MT 59044

AVAILABLE SPACE
435,600 SF

FEATURES

- 10 Acre site adjacent to Wal*Mart
- 275 L.F. of Interstate 90 Frontage
- Two cross accesses to the Wal*Mart center.
- Public utilities are stubbed to the site.
- Highway Commercial zoning allows for a wide range of uses.

AREA
Located in Laurel, Montana next to Wal-mart. 250 L.F. of frontage along Interstate 90.

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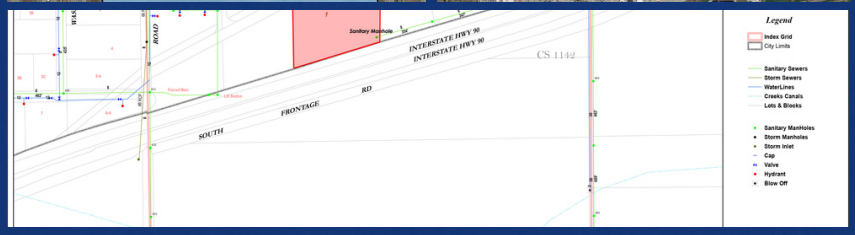

LAND FOR SALE
10.00 ACRES

OFFICE

George Warmer, CCIM
406 656 2001
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001

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E. Railroad Street, Laurel, MT 59044

SALE

OFFERING SUMMARY

Sale Price:	$1,524,600
Lot Size:	10.0 Acres
Price / SF:	$5.50

PROPERTY OVERVIEW

10 acres zoned Highway Commercial adjacent to Walmart and I-90. Excellent Big Box store(s) location.

PROPERTY HIGHLIGHTS

- 10 Acre site adjacent to Wal*Mart
- 275 L.F. of Interstate 90 Frontage
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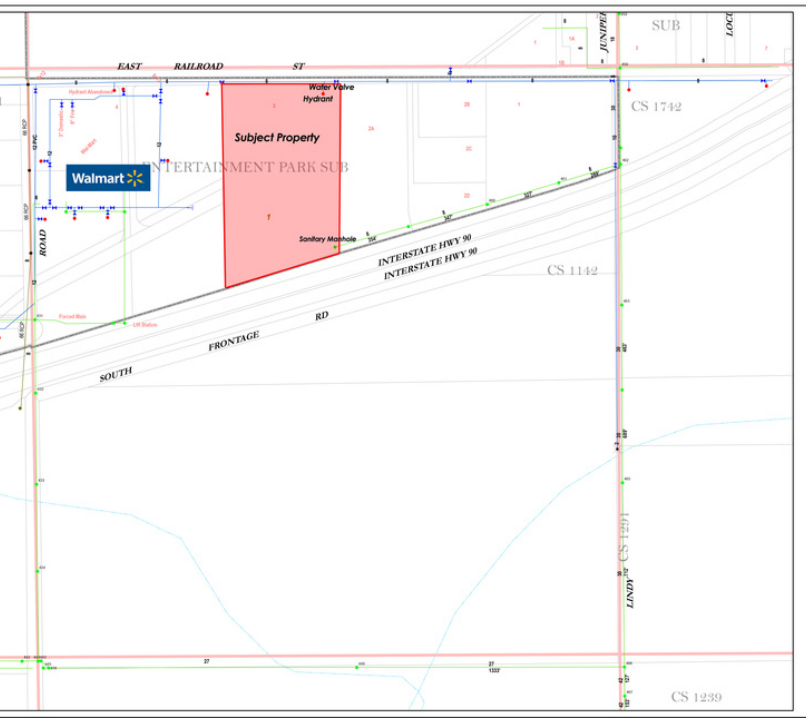

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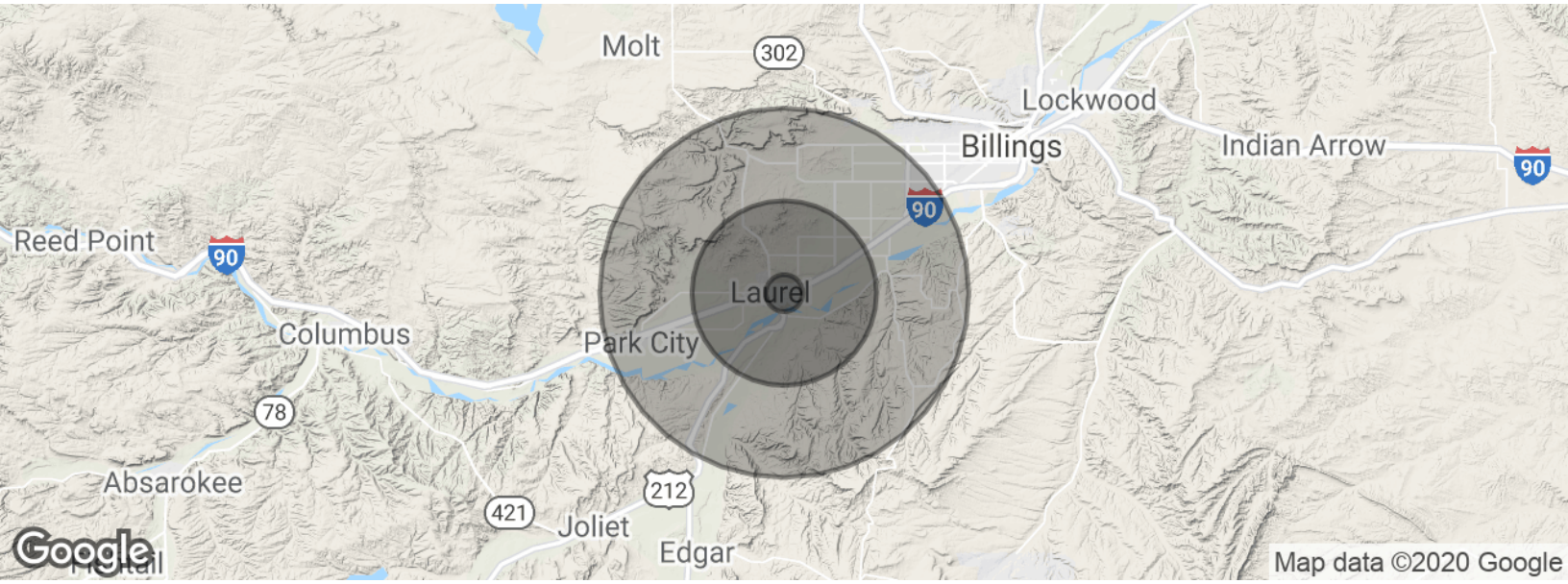

POPULATION	1 MILE	5 MILES	10 MILES
Total population	160	3,062	10,526
Median age	38.9	38.7	38.9
Median age (Male)	40.0	39.8	39.9
Median age (Female)	37.4	37.3	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	59	1,131	3,889
# of persons per HH	2.7	2.7	2.7
Average HH income	$77,993	$77,203	$76,928
Average house value	$265,643	$258,135	$256,845

** Demographic data derived from 2010 US Census*

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