



**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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OFFICE

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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
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EAST RAILROAD STREET

E. Railroad Street, Laurel, MT 59044

SALE



OFFERING SUMMARY

Sale Price: \$2,395,800

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
- 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.

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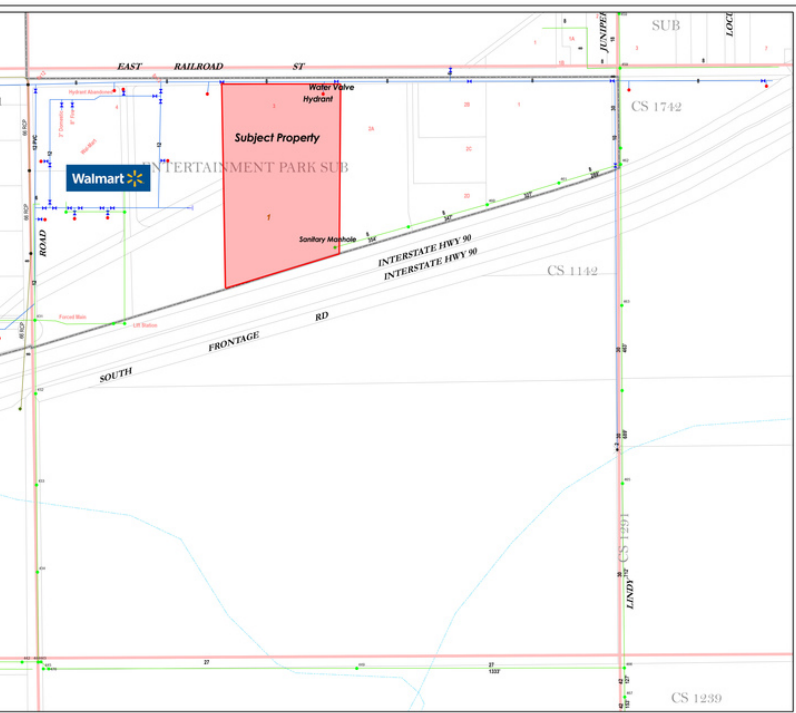
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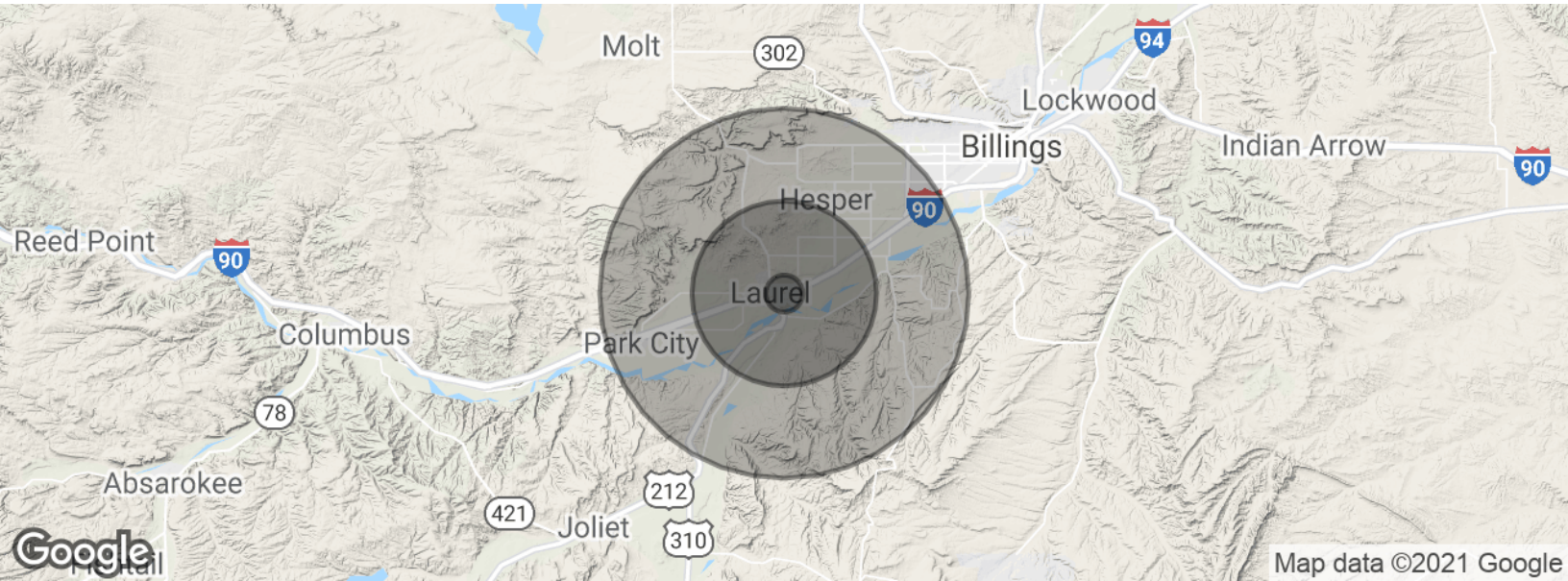
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	160	3,062	10,526
Median age	38.9	38.7	38.9
Median age (Male)	40.0	39.8	39.9
Median age (Female)	37.4	37.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	59	1,131	3,889
# of persons 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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