



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

## CONRAD ROAD LOT 2

Billings, MT 59102

AVAILABLE SPACE

8 Units 1,850 SF each

ASKING PRICE

\$222,000



Photo of Similar Property

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# FOR SALE

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### HEATED SHOP SPACE

Todd Sherman

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



# CONRAD ROAD LOT 2

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SALE



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## OFFERING SUMMARY

Sale Price:	\$222,000
Year Built:	2021
Unit Size:	1,850 SF Each
Zoning:	Controlled Industrial
Price / SF:	\$120

## PROPERTY OVERVIEW

8 1850 Square Foot heated Shop Spaces available for Sale  
 \$222,000  
 Great Location and exposure  
 City Water & Sewer  
 Controlled Industrial  
 Projected completion date of August 1st, 2021

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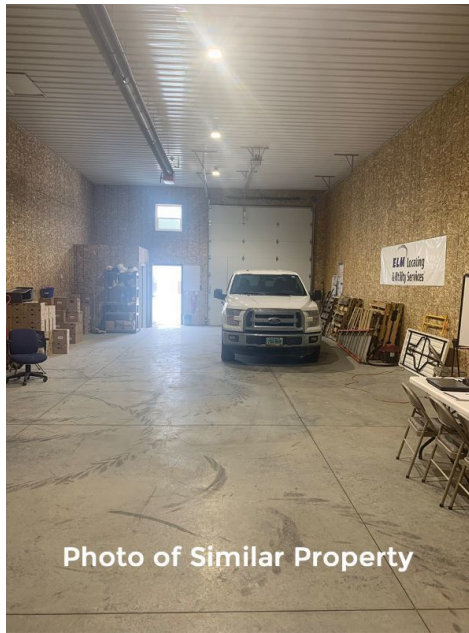


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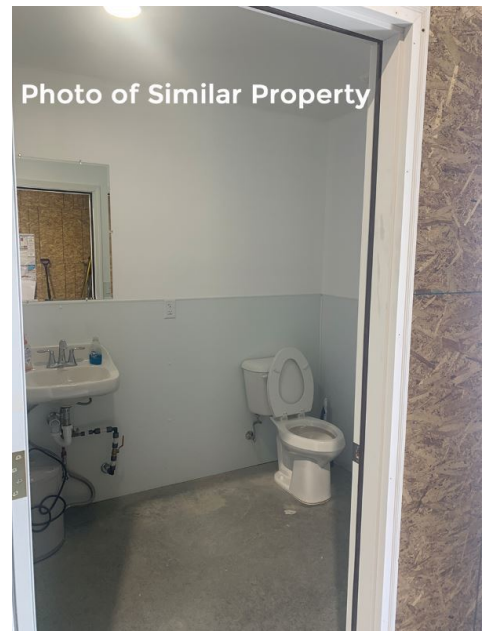


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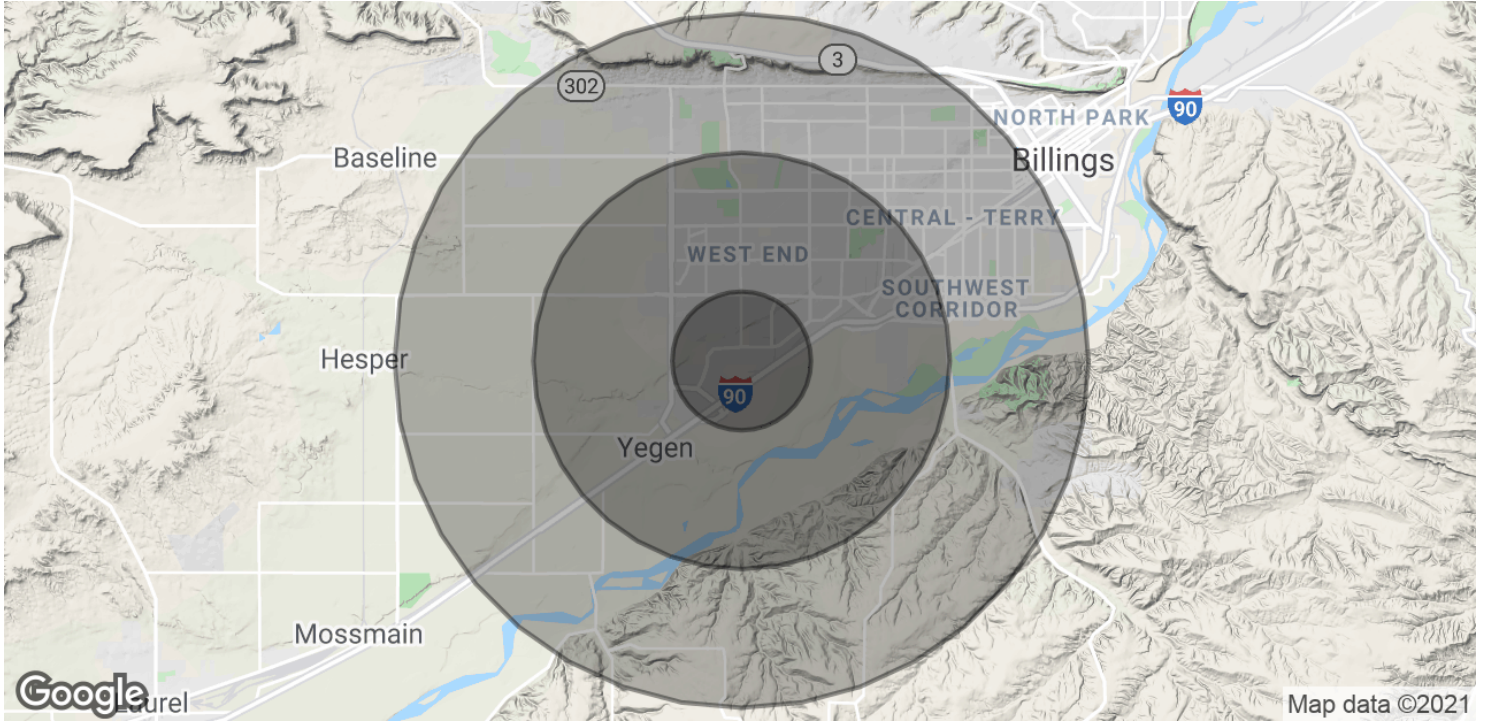
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,552	25,530	69,839
Average age	34.6	38.0	39.9
Average age (Male)	33.5	35.5	37.7
Average age (Female)	35.4	39.4	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,217	11,562	31,279
# of persons per HH	2.1	2.2	2.2
Average HH income	\$53,228	\$55,342	\$61,230
Average house value	\$201,583	\$159,099	\$199,769

\* Demographic data derived from 2010 US Census

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