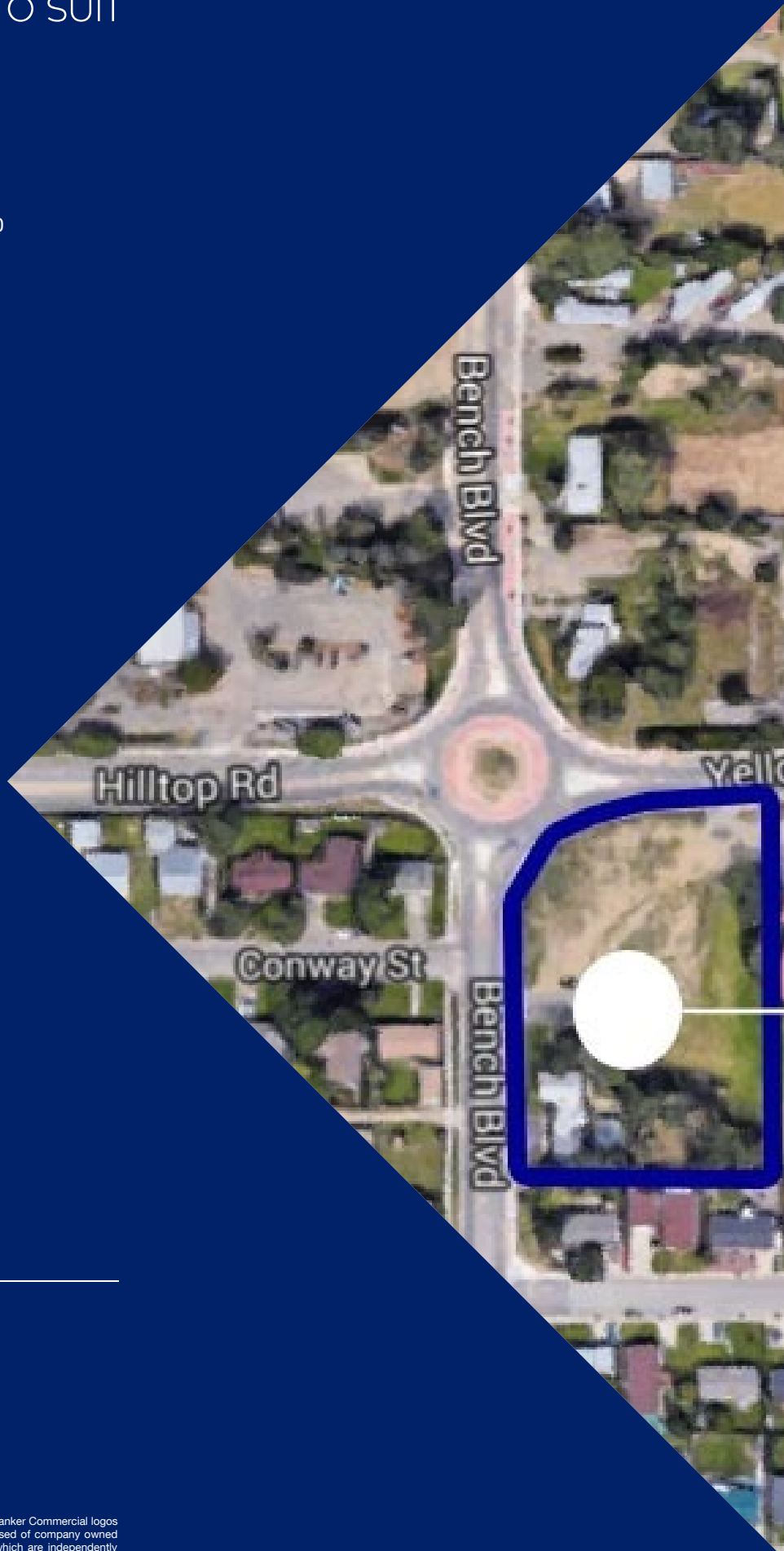


SALE, LAND LEASE, BUILD TO SUIT

## 727 BENCH BLVD

727 Bench Blvd Billings, MT 59105

SALE PRICE \$374,900 - \$749,800



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

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Sale Price	<b>\$374,900 - \$749,800</b>
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## OFFERING SUMMARY

Lot Size:	0.76 - 1.58 AC
Price / SF:	\$10.45 - \$11.33
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*Seller Willing to Do Long Term Ground Lease or Build to Suit
- \*North Lot is 33,084 SF for Sale @ \$374,900 (\$11.33 PSF)
- \*6,000 SF of Buildings Can Fit on North Lot
- \*South Lot is 35,859 SF for Sale @ \$374,900 (\$10.45 PSF)
- \*6,020 SF of Buildings with Retail Drive Through Can Fit on South Lot
- \*28 Parking Spaces Can Fit on Each Lot
- \*Both Lots are Perfectly Suited for a 1-4 Tenant Building
- \*2 Full Accesses Already in Place & Utilities are Stubbed In
- \*Seller Will Prepare and Record Condo Association Documents Prior to Closing
- \*Note: 8,504 SF of Ground on North Lot where landscaping is along Yellowstone River Rd is on 100 yr Land Lease from MDT That Has Been Prepaid by Seller

## LOCATION OVERVIEW

Last remaining prime corner in rapidly growing Billings Heights. Recent expansion makes for high traffic counts and excellent location for retail businesses or professional office building. Zoning allows for Retail, Office, Long Term Care Facilities, Schools, Churches, Government Facilities, Healthcare Facilities, Day Care Facilities, Veterinarians, Commercial Services, Restaurants, Bars (Special Review), Financial Services, Hotels, and Convenience Stores. Enjoy building on a lot that is shovel ready!

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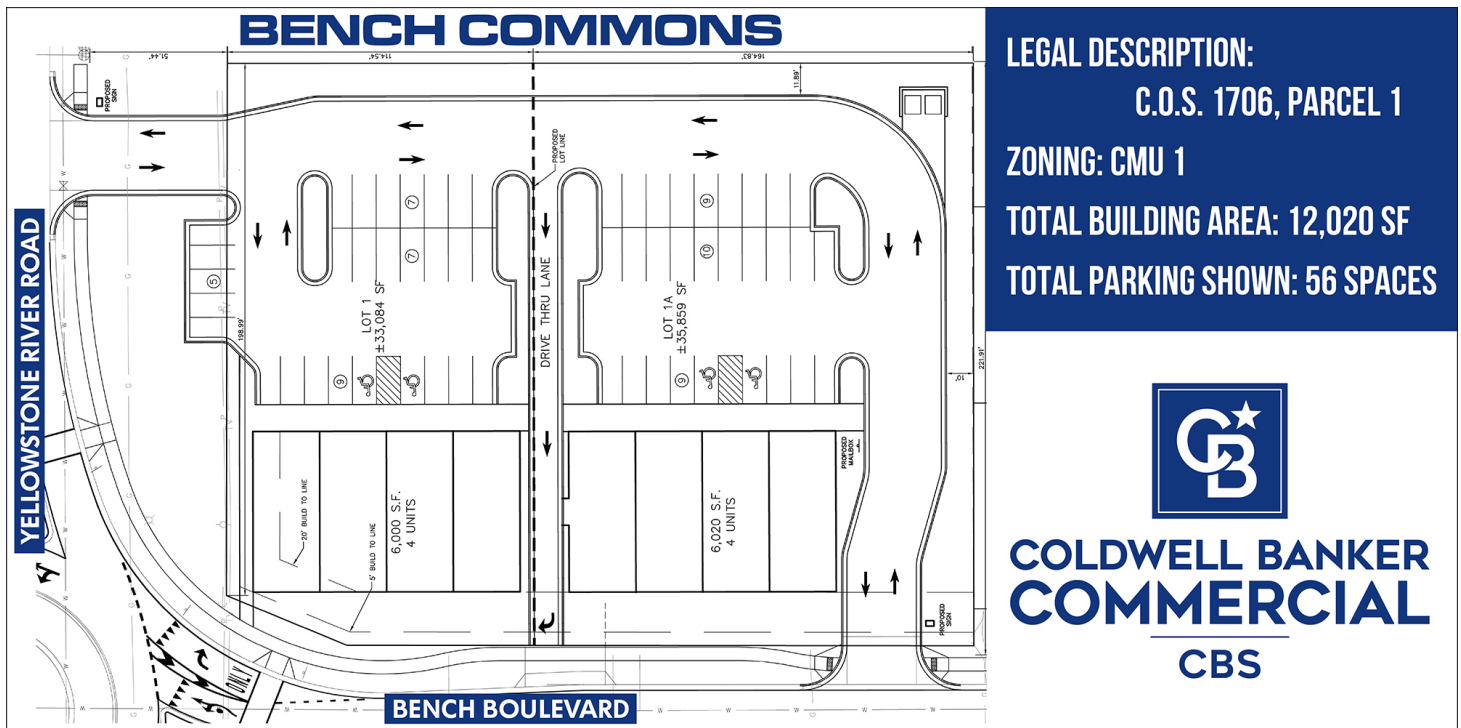


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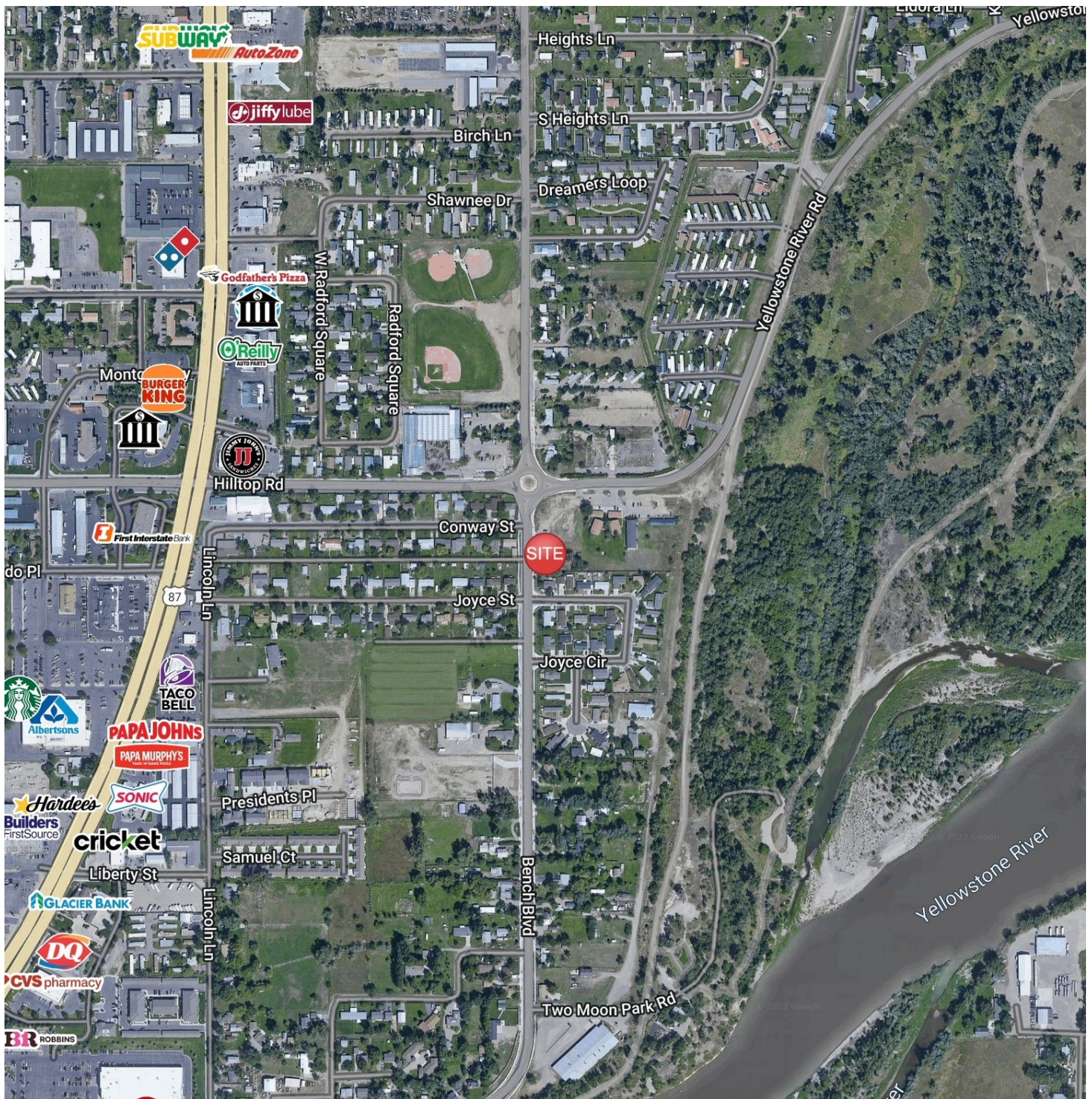


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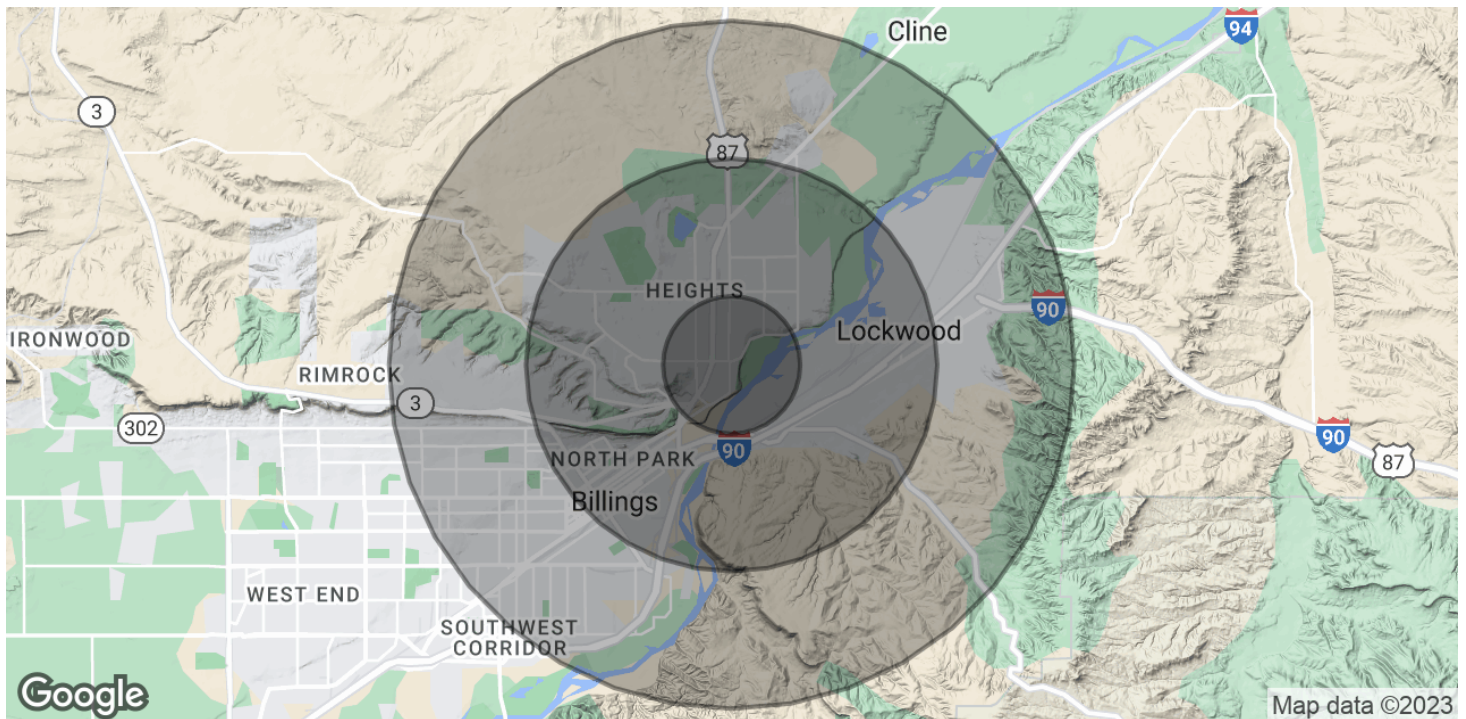


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	27,329	62,339
Average Age	35.4	35.6	35.6
Average Age (Male)	36.3	37.1	35.2
Average Age (Female)	34	35.1	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,704	12,448	28,271
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$55,405	\$65,033	\$65,104
Average House Value	\$282,731	\$305,766	\$251,164

\* Demographic data derived from 2020 ACS - US Census

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