

# SALE, LAND LEASE, BUILD TO SUIT

## 727 BENCH BLVD

Billings, MT 59105



**SALE PRICE** \$349,900 - \$699,800

**LOT SIZE** 0.76 - 1.58 AC

**Nathan Matelich, CCIM**  
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## OFFERING SUMMARY

|             |                              |
|-------------|------------------------------|
| Lot Size:   | 0.76 - 1.58 AC               |
| Price / SF: | \$9.76 - \$10.58             |
| Zoning:     | CMU1-Corridor<br>Mixed Use 1 |

## PROPERTY OVERVIEW

- \*0.76 Acres to 1.58 Acres in Bench Commons
- \*North Lot is 33,084 SF for Sale @ \$349,900 (\$10.58 PSF)
- \*6,000 SF of Buildings Can Fit on North Lot
- \*28 Parking Space Can Fit on North Lot
- \*South Lot is 35,859 SF for Sale @ \$349,900 (\$9.76 PSF)
- \*6,020 SF of Buildings with Retail Drive Through Can Fit on South Lot
- \*27 Parking Space Can Fit on South Lot
- \*Both Lots are Perfectly Suited for a 1-4 Tenant Building
- \*2 Full Accesses Already in Place
- \*Utilities Are Stubbed In
- \*19,300 Cars Per Day
- \*Seller Will Prepare and Record Condo Association Documents Prior to Closing
- \*Coffee shop & brewery called 105 Brewing newly built across the street
- \*Triplex on the southern part of the property leases for a total of \$2,925/mo

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

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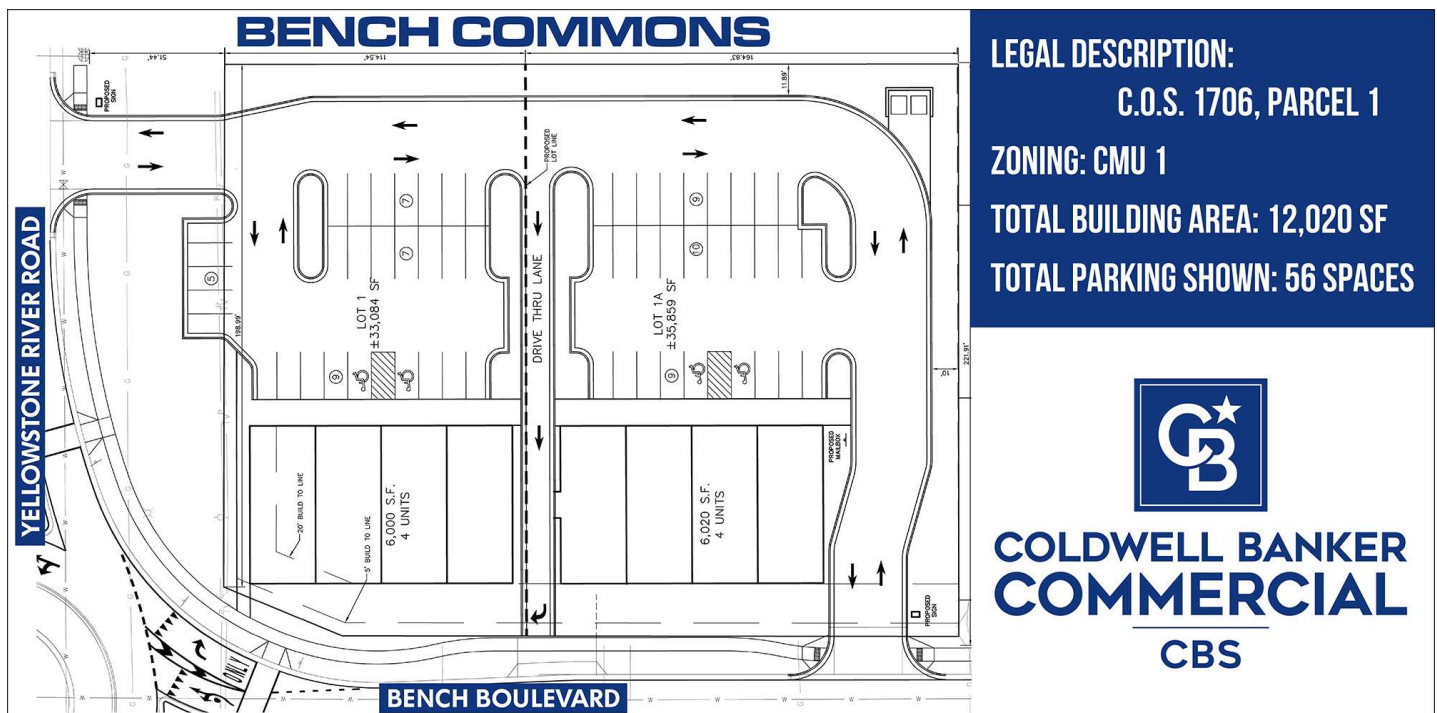
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## LOCATION OVERVIEW

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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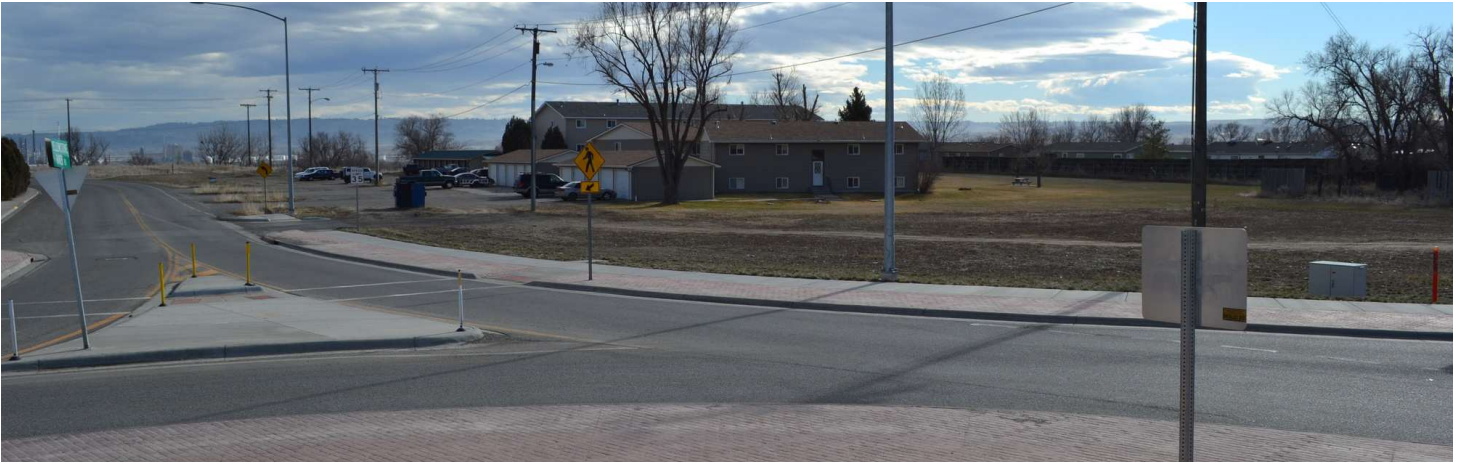
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## 105 Coffee & Brewery newly built across the street.



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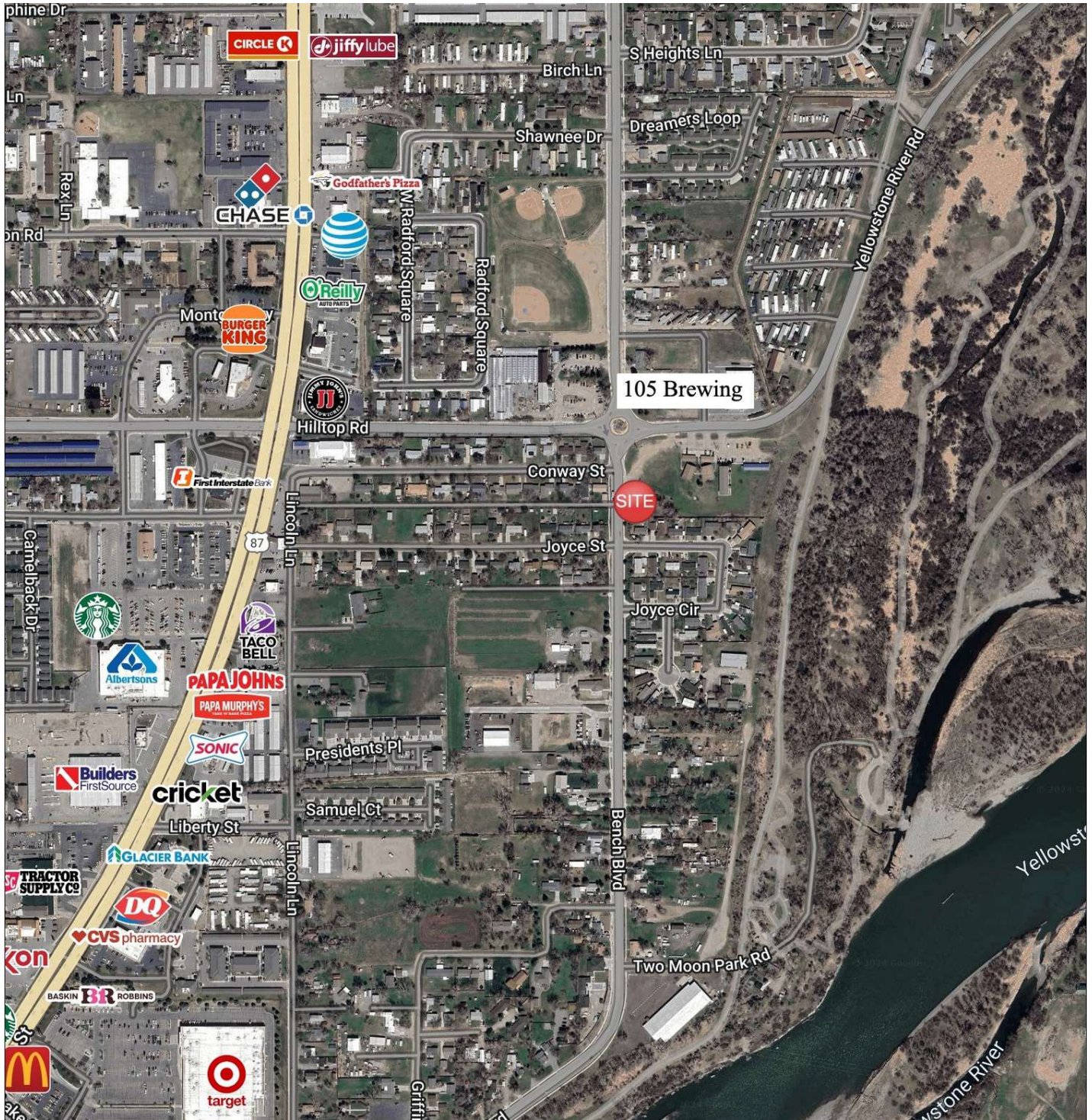
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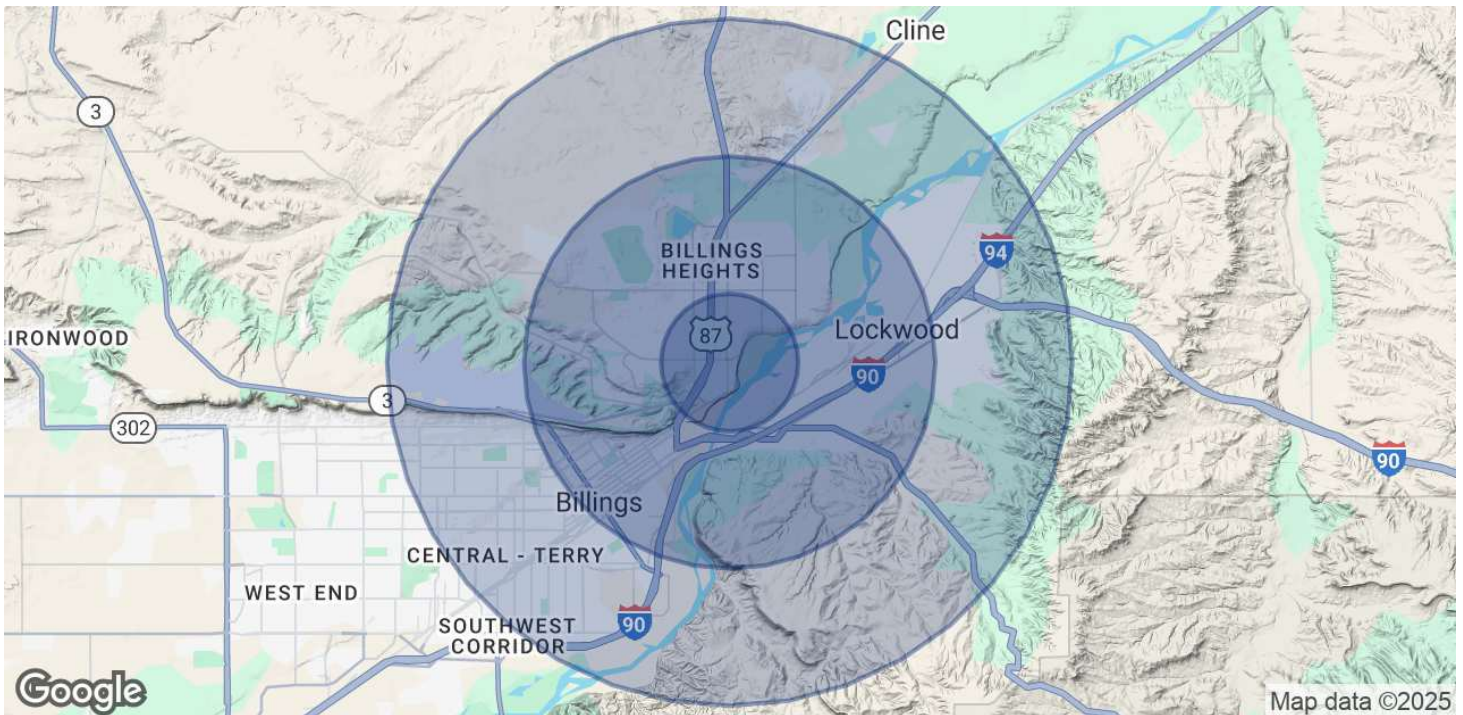


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## POPULATION

|                      | 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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