

# SALE

## 727 BENCH BLVD

727 Bench Blvd Billings, MT 59105

**SALE PRICE**

**\$655,000**



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

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### OFFERING SUMMARY

Lot Size: 68,943 SF

Price / SF: \$9.50

Zoning: CMU1-Corridor  
Mixed Use 1

### PROPERTY OVERVIEW

\*727 Bench Blvd, Billings, MT

\*Land For Sale \$655,000

\*1.58 Acres

\*60,420 SF of Deeded Ground & 8,504 SF of Ground on 100 yr Land Lease from MDT That Has Been Prepaid by Seller

\*Zoned CMU1

\*2 Full Accesses Already in Place

\*Utilities Are Stubbed In

\*16,500 Cars Per Day

### LOCATION OVERVIEW

Last remaining prime corner in rapidly growing Billings Heights neighborhood. Recent Bench Blvd expansion makes for high traffic counts and excellent location for retail businesses or professional office. CMU1 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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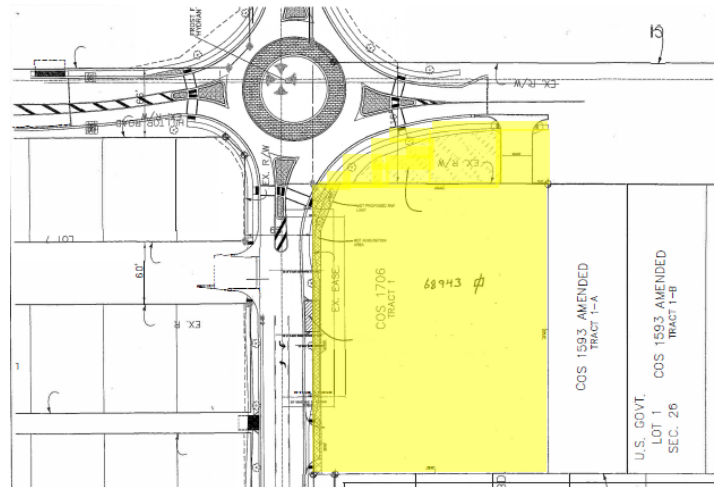
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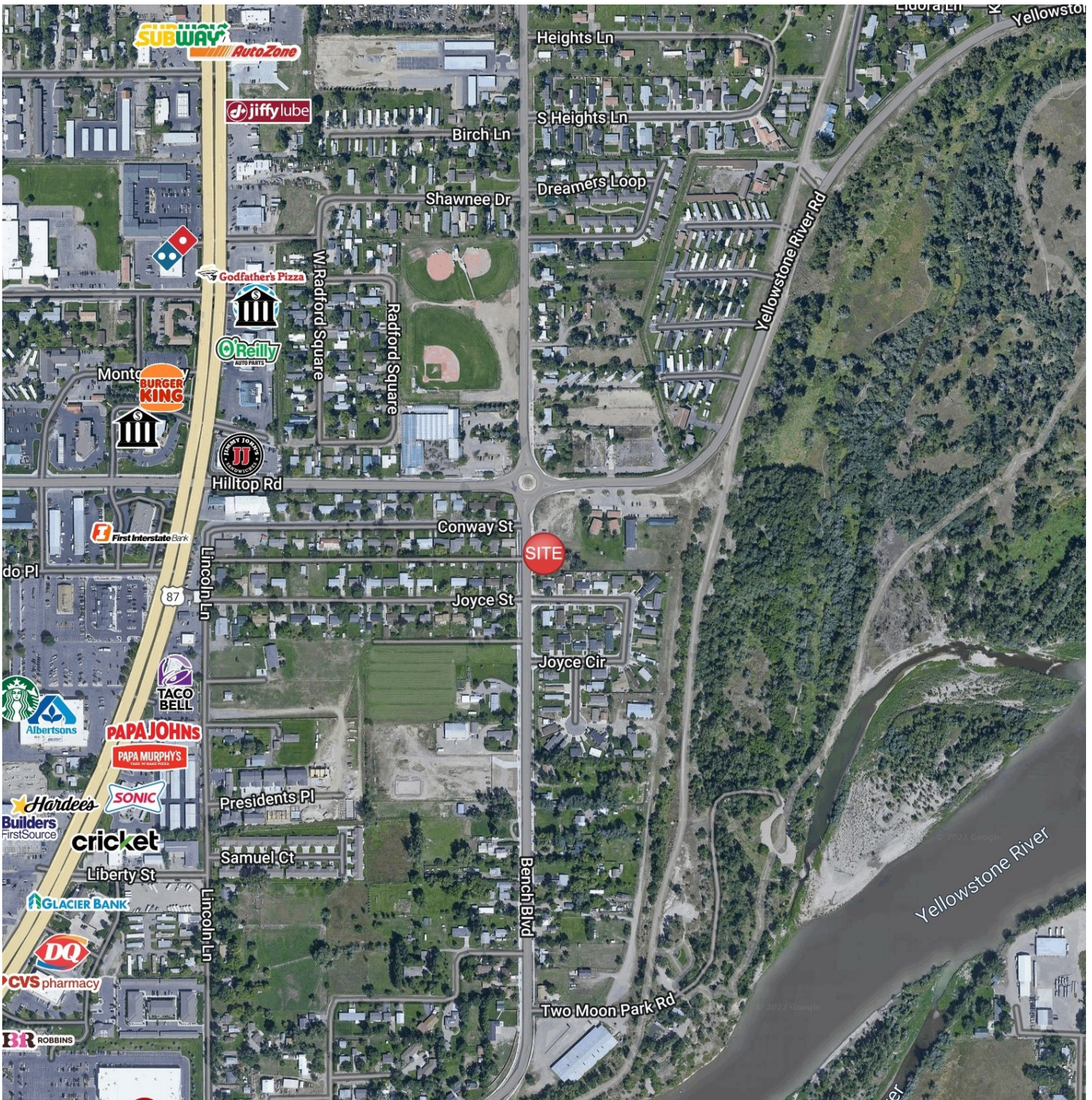
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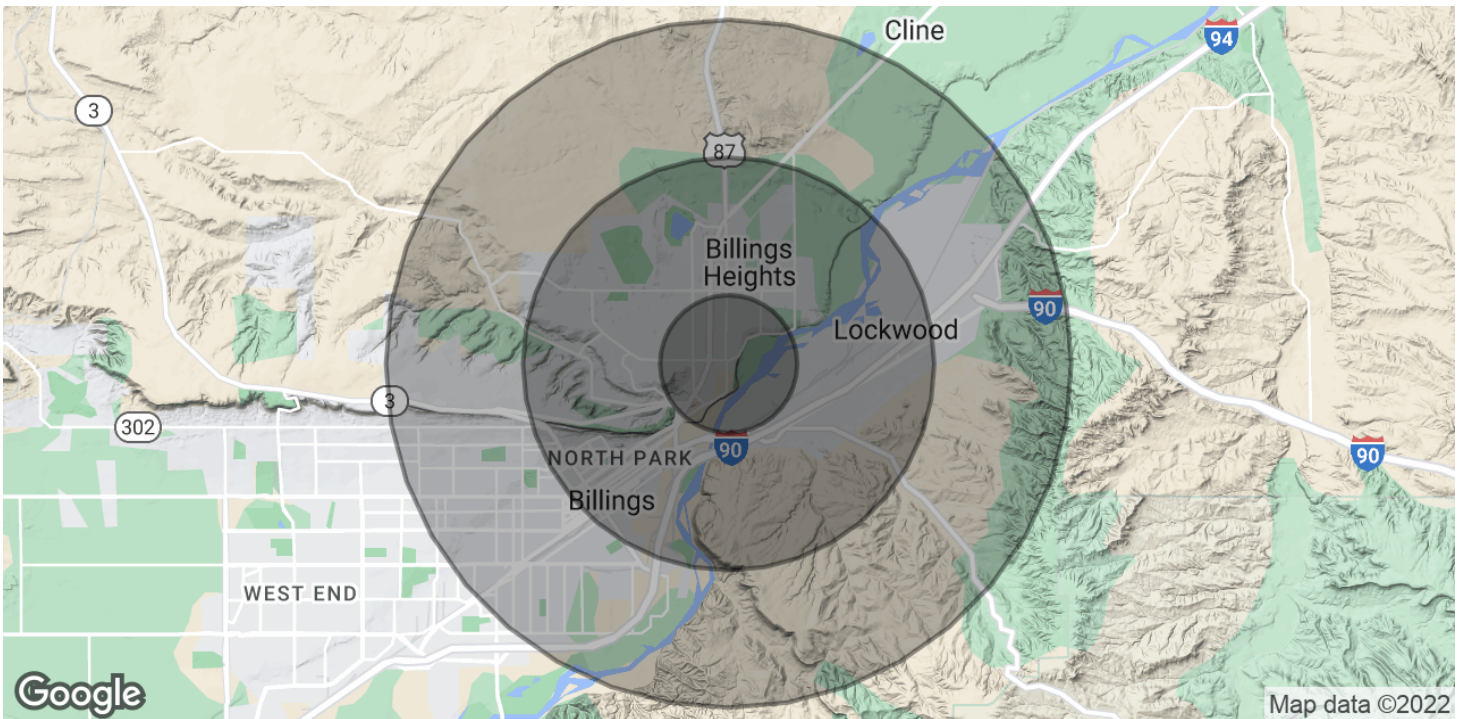
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,636	27,329	62,339
Average Age	35.4	35.6	35.6
Average Age (Male)	36.3	37.1	35.2
Average Age (Female)	34.0	35.1	36.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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