

# SALE

## NEWLY CONSTRUCTED SHOP FOR SALE

8033 S Workshop Ave Billings, MT 59106

**SALE PRICE**

**\$495,000**



**COLDWELL BANKER  
COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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### OFFERING SUMMARY

Building Size:	3,600 SF
Lot Size:	0.334 Acres
Price / SF:	\$137.50
Year Built:	2023
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

- \*3,600 SF Shop – 2 qty 1,800 SF Units
- \*2 qty 14 ft Overhead Doors
- \*16' 9" Sidewalls
- \*Insulated and Finished Interior with Sheeted Walls
- \*Natural Gas Heater
- \*Well Lit
- \*2 Separate Bathrooms
- \*2 Electric Meters
- \*2 Gas Meters
- \*Cistern, Septic and Drain Field

### LOCATION OVERVIEW

8033 S Workshop Ave is a new construction 3,600 SF shop space for sale on the west end of Billings near 80th St & King Ave W in the Shop World industrial park. This is a true stick build structure with 6" walls and 16" on center studs and 24" on center trusses - this is not a pole barn. Completely sheeted exterior for extra strength. 8" heavily rebared monolithic slab makes this shop perfect for automotive storage lifts or other heavy industrial equipment. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution space of their products.

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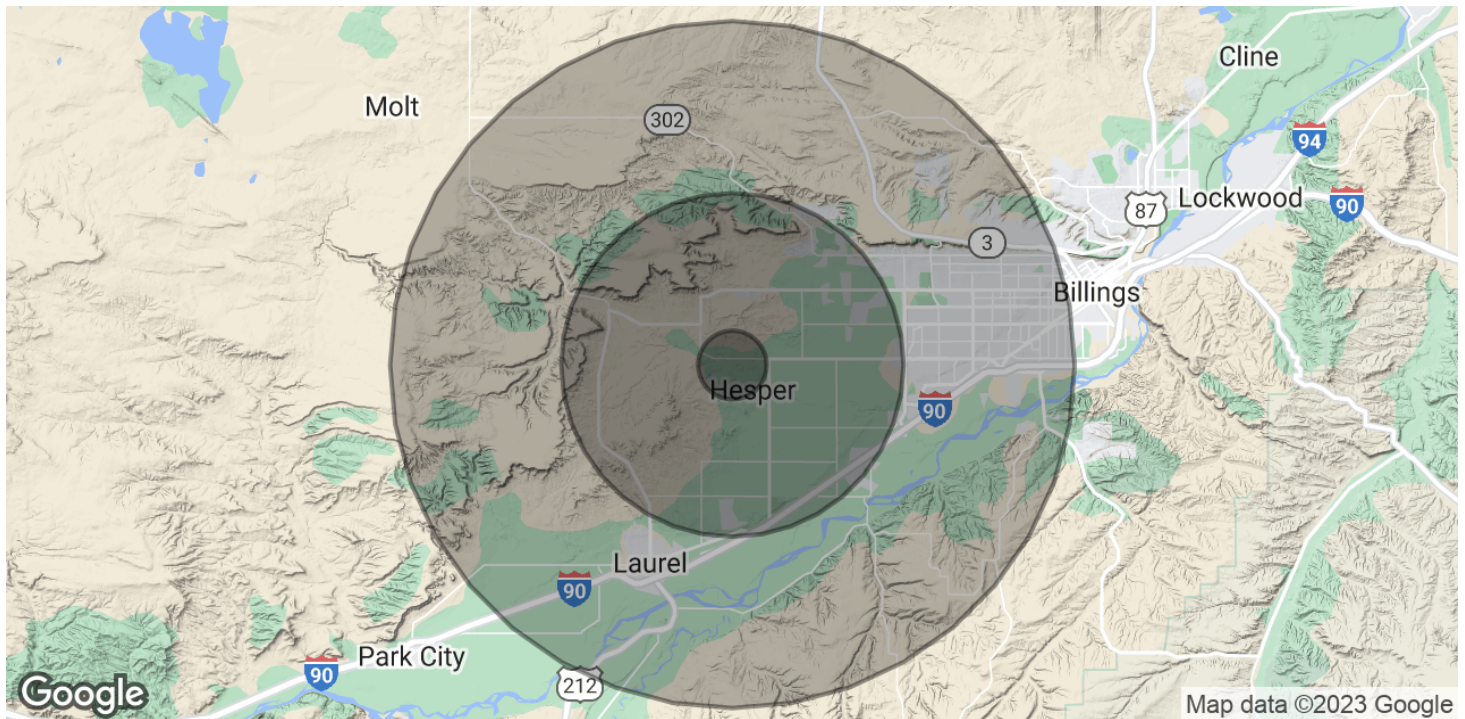
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	262	15,367	93,249
Average Age	42.5	42.7	40.9
Average Age (Male)	43.2	42.3	39.4
Average Age (Female)	37.3	42.2	42.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	109	6,604	42,679
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$122,661	\$137,925	\$90,152
Average House Value	\$361,612	\$398,663	\$265,379

\* Demographic data derived from 2020 ACS - US Census

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