

SALE

401 BONNIE LANE

401 Bonnie Lane Billings, MT 59101

SALE PRICE \$147,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

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401 Bonnie Ln
0.684 Acres

Sale Price **\$147,000**

OFFERING SUMMARY

Lot Size:	0.684 Acres
Price / SF:	\$4.93
Zoning:	Light Industrial

PROPERTY OVERVIEW

- *401 Bonnie Ln, Billings, MT
- *For Sale \$147,000
- *0.684 Acres of Land
- *Fully Fenced
- *3 qty 2 Bay Storage Sheds
- *Zoned Light Industrial
- *Lockwood Water & Lockwood Sewer Available

NOTE: Fence is not directly on the property lines. Property lines have been surveyed and marked. Fence extends a small amount into the alley, Bone Ave and Bonnie Ln.

LOCATION OVERVIEW

401 Bonnie Ln is a fully fenced commercially zoned piece of land with 3 very nice storage sheds on it. With access to Lockwood Water and Lockwood Sewer, this property is ideal for a small business owner or developer who wants to build a shop/warehouse building. Buyer could easily fit 4-6 qty 1,200 SF to 1,800 SF shop spaces on this property. This property is located outside the city limits which allows for an easier permitting process and less expensive construction. It would also make a perfect mini storage development.

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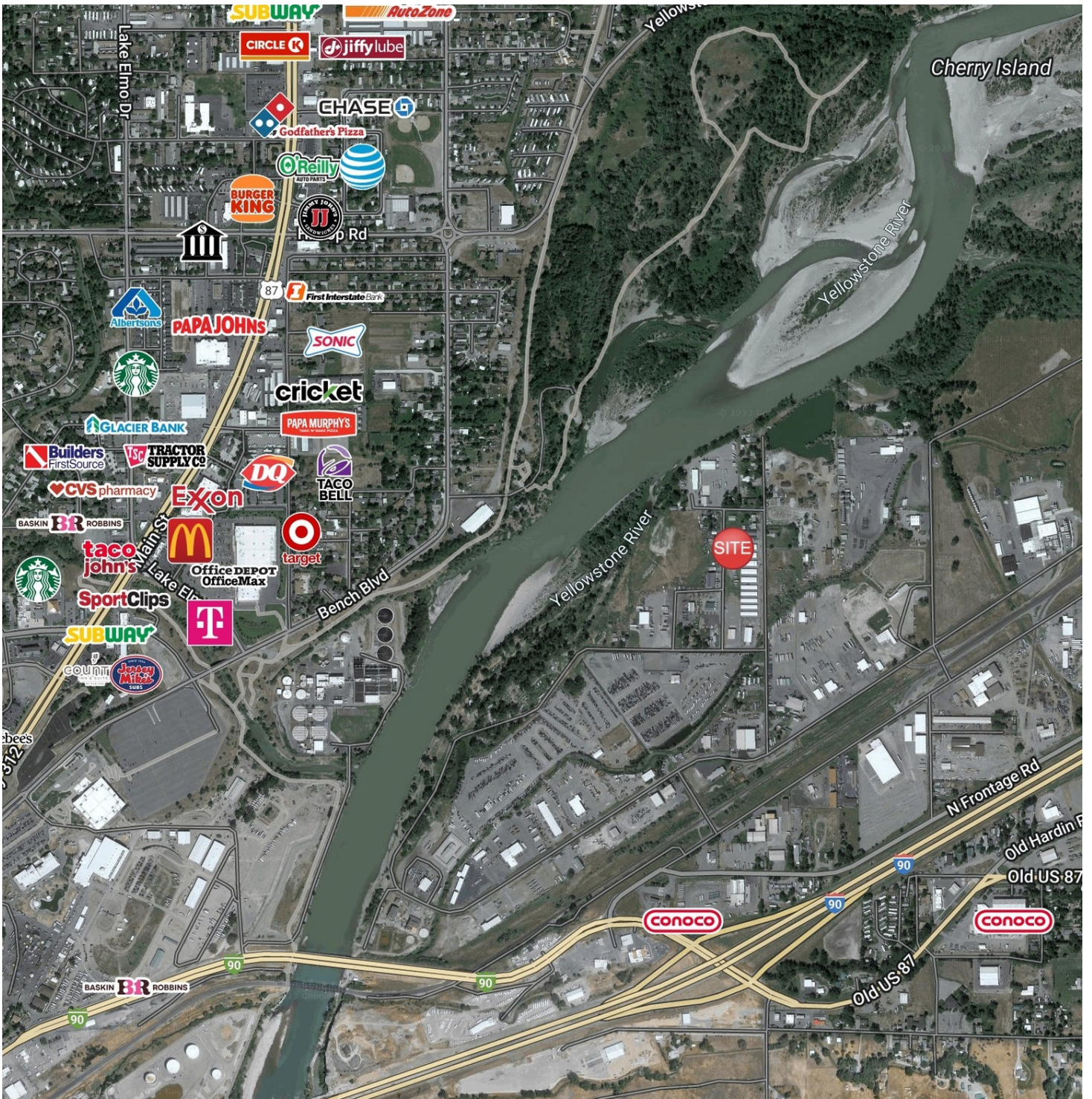


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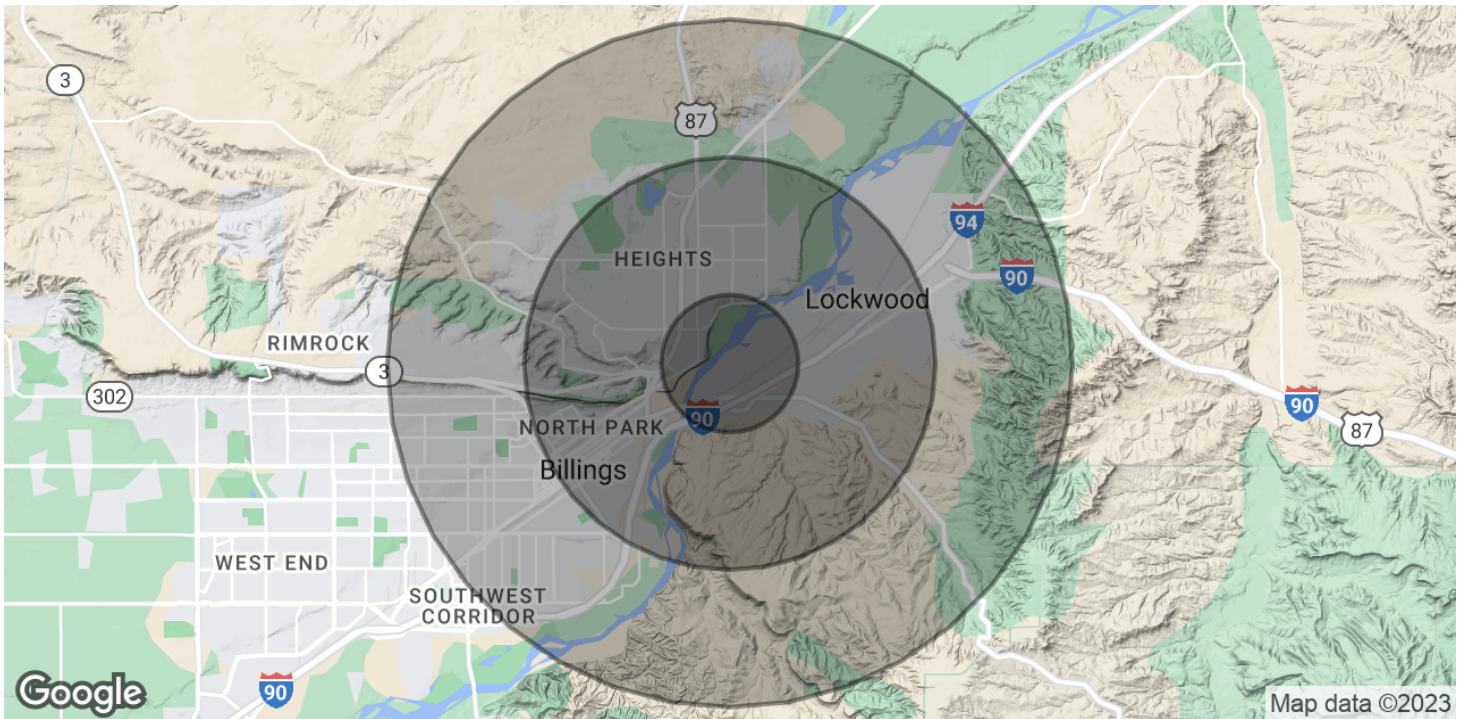


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,865	32,445	69,191
Average Age	32.7	35.6	36
Average Age (Male)	33.5	36.5	35.5
Average Age (Female)	32.8	35.7	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,255	14,795	31,322
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$57,065	\$63,649	\$65,644
Average House Value	\$186,471	\$204,732	\$206,280

* Demographic data derived from 2020 ACS - US Census

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