

SALE

412 NORTH 15TH STREET

412 North 15th Street Billings, MT 59101

SALE PRICE

\$70,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lot Size: 7,000 SF

Price / SF: \$10

PROPERTY OVERVIEW

*412 N 15th St, Billings, MT

*For Sale \$70,000

*7,000 SF Lot

*East Billings Central Works Zoning (EBURD)

*Vacant Land – No Improvements

*Curb Cut on Sidewalk

LOCATION OVERVIEW

This 7,000 SF piece of vacant land in the EBURD is located just to the north of the old Dimmick's Diesel & Auto Repair at 4th Ave N & N 15th St. Would make for a great fenced yard space for any businesses located in the EBURD who needs additional outdoor storage space for trucks, trailers or vehicles. Could also be a good location for a towing & recovery business.

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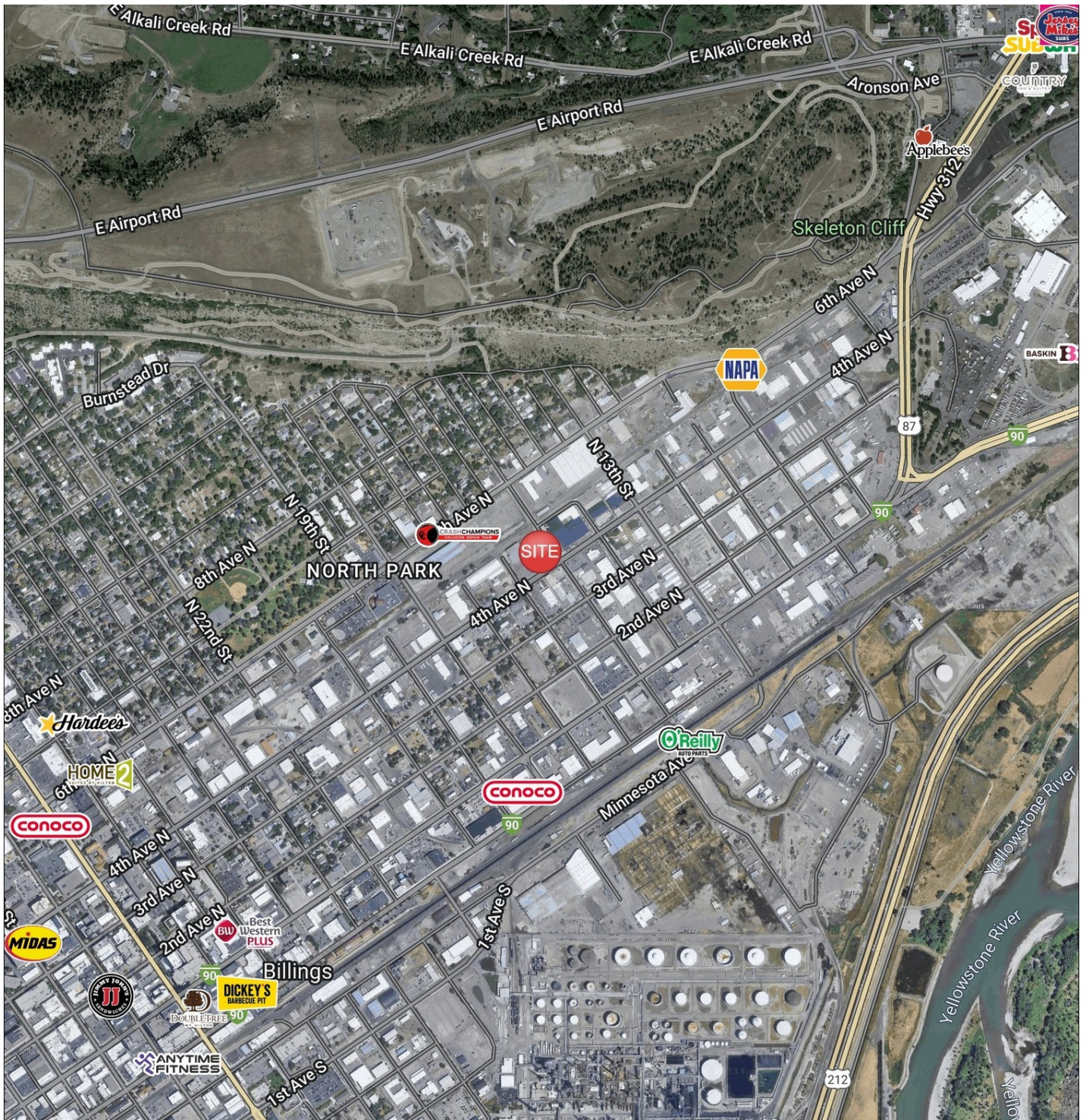


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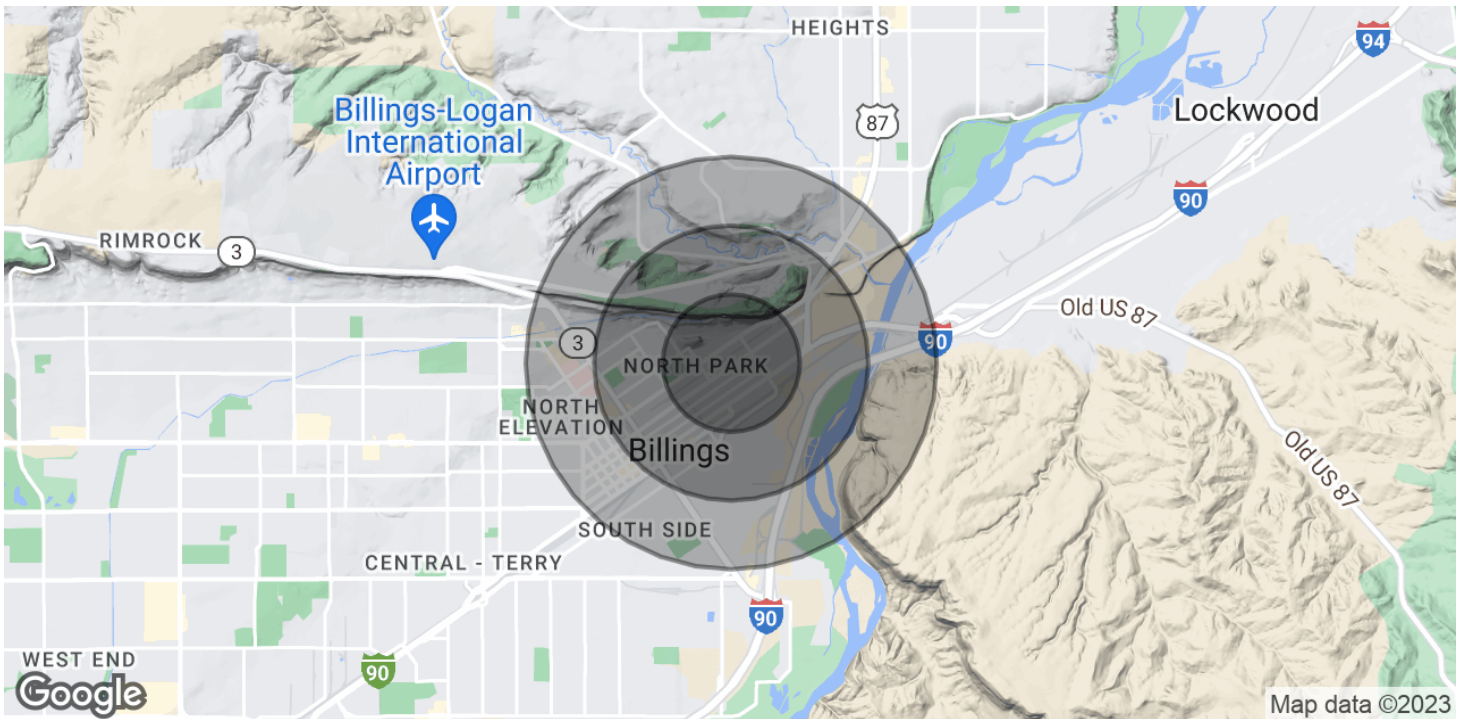


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	906	4,495	11,168
Average Age	28.8	32.2	35.1
Average Age (Male)	28.3	31.8	34.8
Average Age (Female)	31.4	33.9	36.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	519	2,477	5,823
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$35,778	\$38,871	\$51,168
Average House Value	\$291,852	\$186,229	\$185,186

* Demographic data derived from 2020 ACS - US Census

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