

SALE

BITTERROOT DR & WICKS LN

Bitterroot Dr & Wicks Ln Billings, MT 59105

SALE PRICE REDUCED \$285,000



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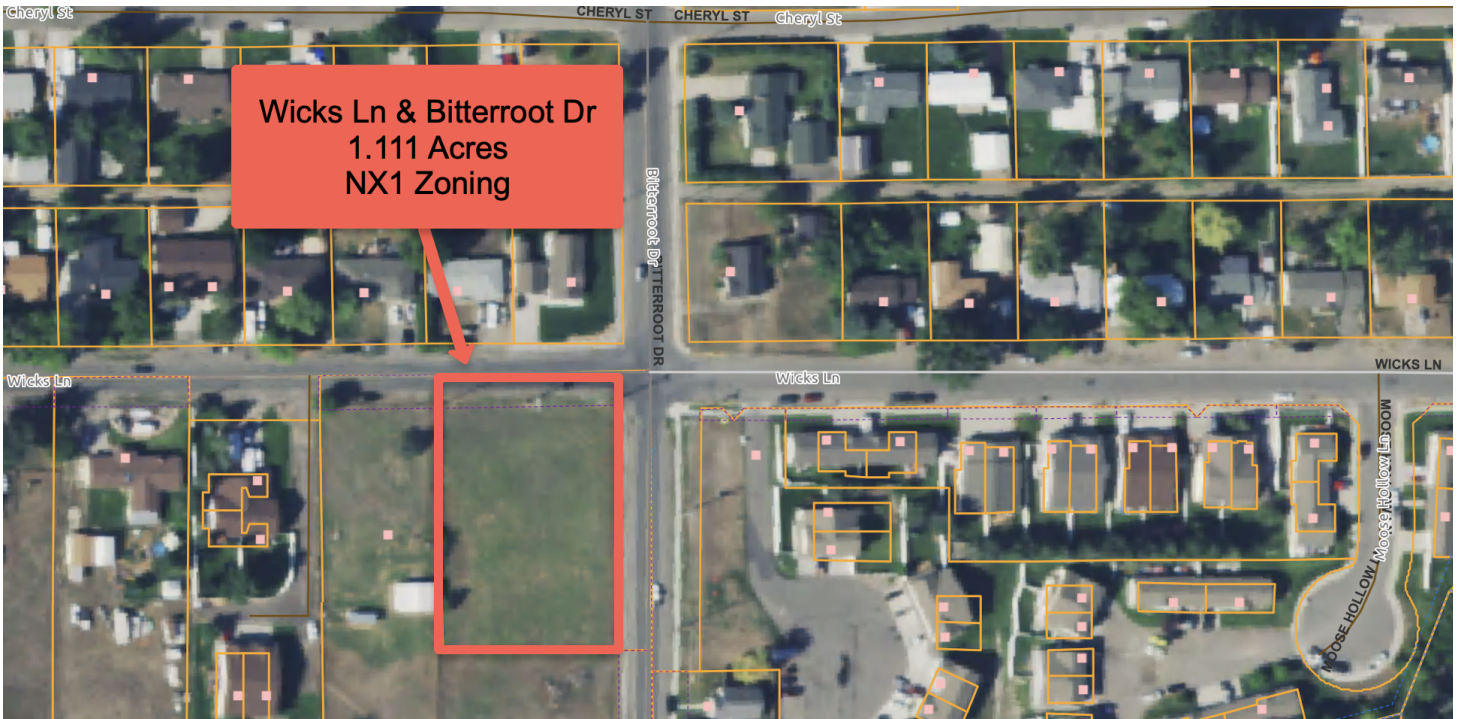
Nathan Matelich, CCIM
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OFFERING SUMMARY

Lot Size:	1.11 Acres
Price / SF:	\$5.88
Zoning:	NX1, Mixed Residential 1

PROPERTY OVERVIEW

- *Wicks Ln & Bitterroot Dr, Billings, MT 59105
- *1.111 Acres of Multifamily Development Land
- *For Sale \$285,000
- *Zoned NX1, Mixed Residential 1, 1 to 4 Units
- *All City Services Available
- *Water Line Stubbed into Property
- *Level Topography and Ready to Build
- *Sidewalk Already Installed Along Bitterroot Dr

LOCATION OVERVIEW

Prime multifamily development land for sale in the Billings Heights. NX1 zoning allows for single family homes, duplexes, triplexes and 4 plexes. Seller believes you can build 12 to 13 multifamily units on the property (6 qty duplexes or 3 qty triplexes + 4 plex), buyer to verify with City of Billings. Located on a prime corner with all city services available, this could be the perfect bite sized project for any builder or multifamily developer.

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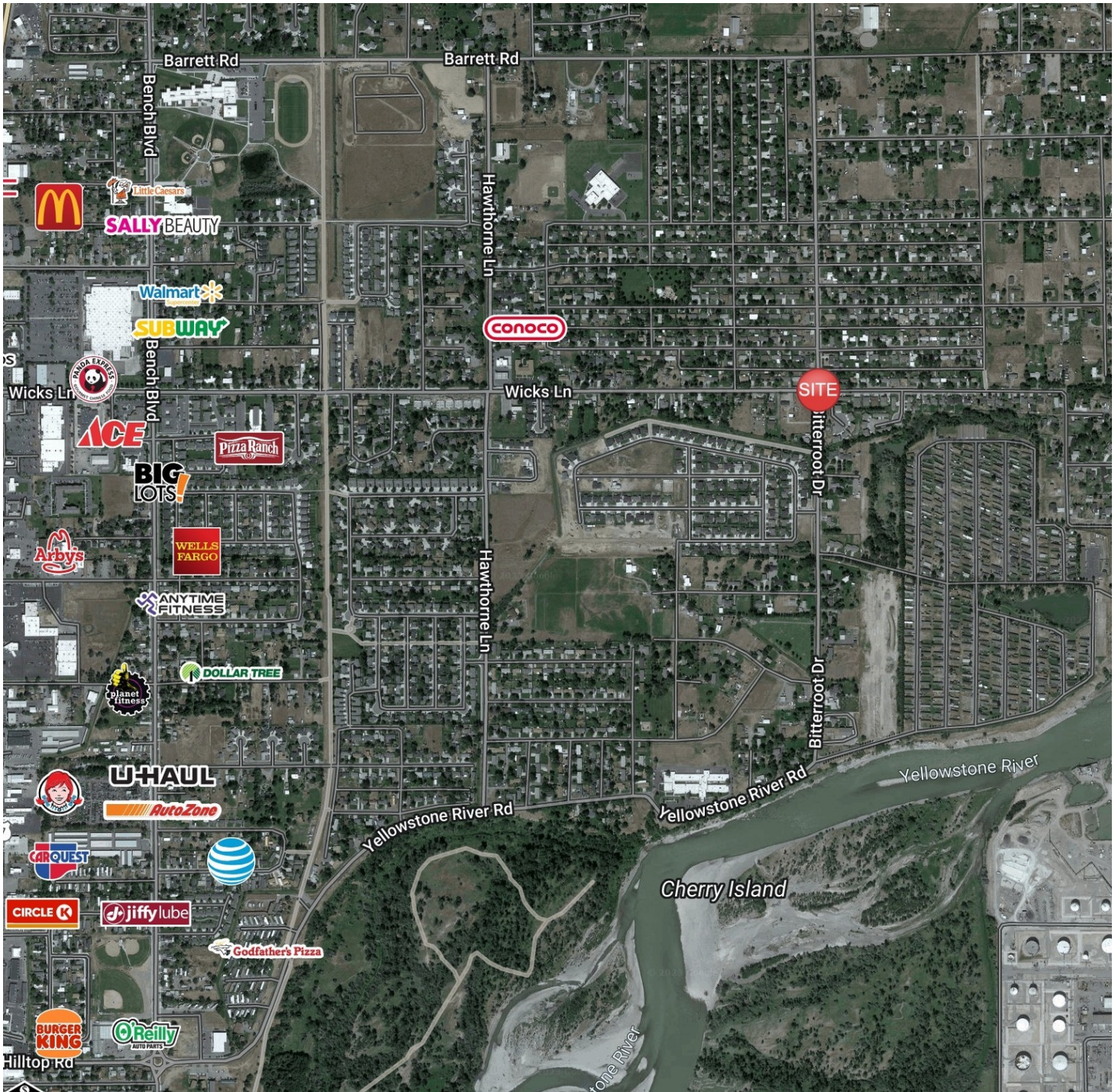


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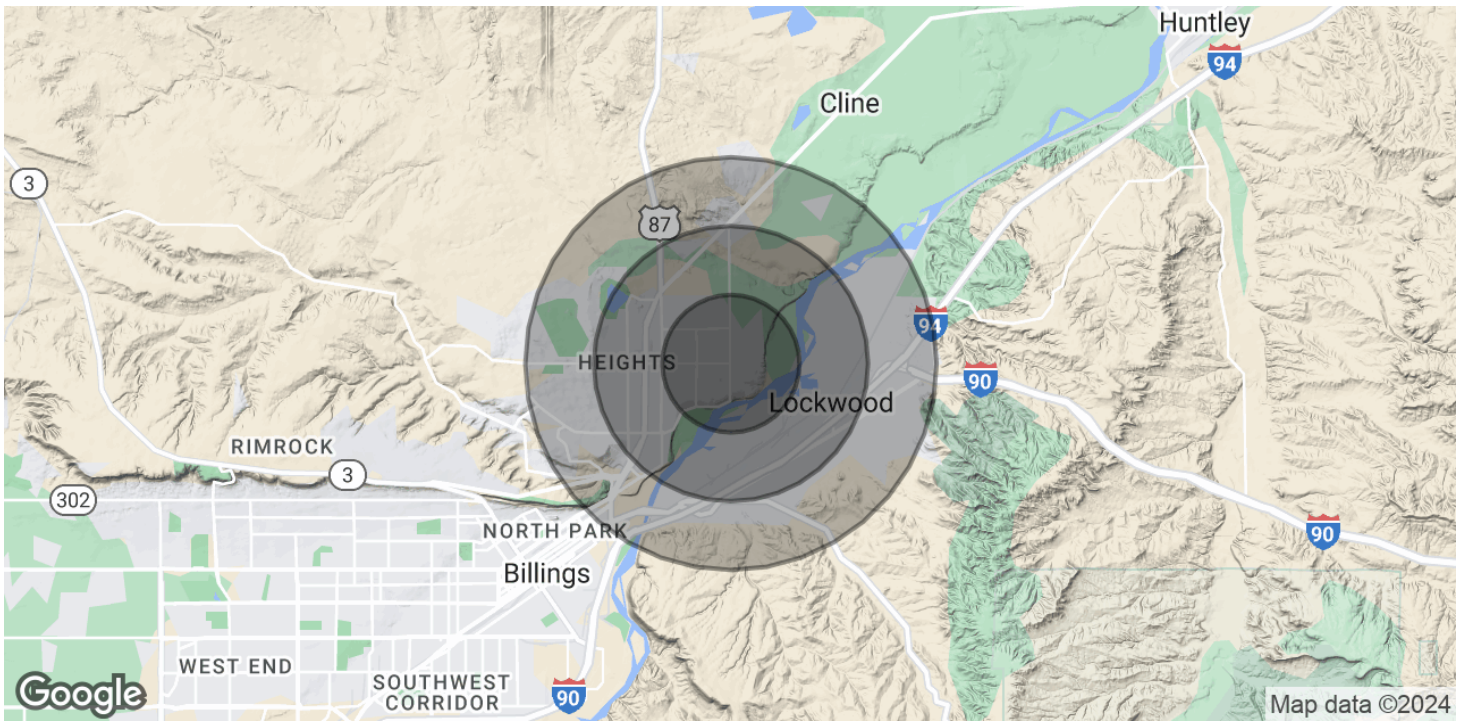


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,844	15,301	31,017
Average Age	33.5	36.4	36.6
Average Age (Male)	36.1	38.7	37.4
Average Age (Female)	33.6	35.7	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,404	6,954	13,506
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$66,154	\$64,310	\$70,970
Average House Value	\$220,257	\$199,480	\$216,925

* Demographic data derived from 2020 ACS - US Census

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