

SALE

125 S 80TH STREET W, UNIT 3B

125 S 80th Street W, Unit 3B Billings, MT 59106

SALE PRICE REDUCED \$102,900



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Building Size: 1,152 SF

Zoning: Outside City Limits

PROPERTY OVERVIEW

*1,152 SF Shop Space (24 ft x 48 ft)

*Common Area Restroom

*14 ft Overhead Door (14 ft Wide)

*Natural Gas Forced Air Heater

*220 Electrical Outlet & LED Lighting

*Corrugated Metal Lined Interior Walls

*Fenced and Gated Property with Security Key Pad Entry

*Shop Condo Unit That is 1/2 of the Building with Firewall Between

*Condo Association Dues for Snow Removal, Common Area Maintenance & Insurance are \$600/yr

LOCATION OVERVIEW

125 S 80th St W is the ultimate “mancave” or “she shed” for car enthusiasts. A big selling point for this shop condo complex is that it is fully fenced with secure key pad entry to keep unwanted visitors out. With heat, easily accessible restrooms, LED lighting and a 14 ft overhead door, this shop space is the perfect size to work on all of your hobbies and projects!

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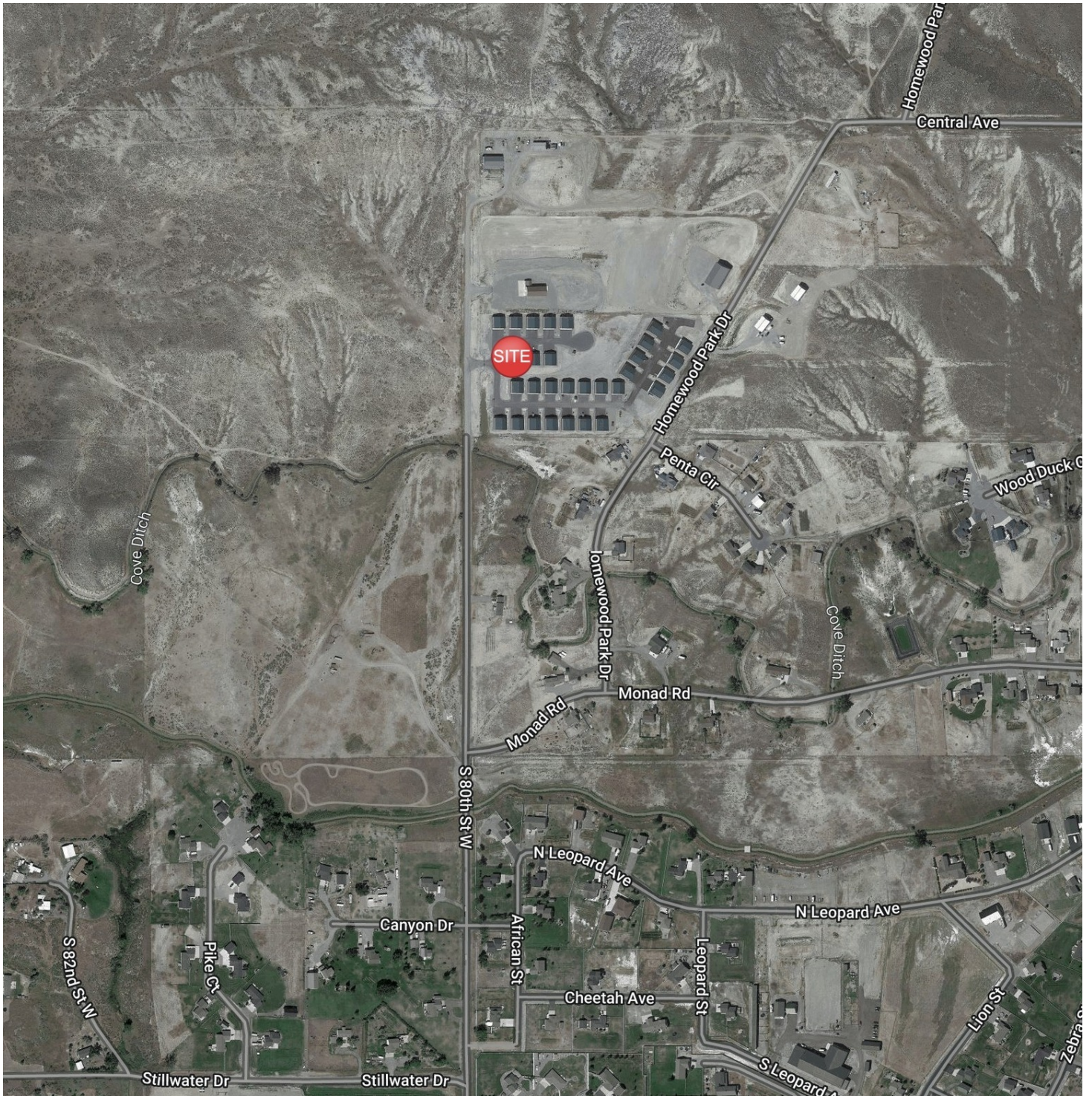


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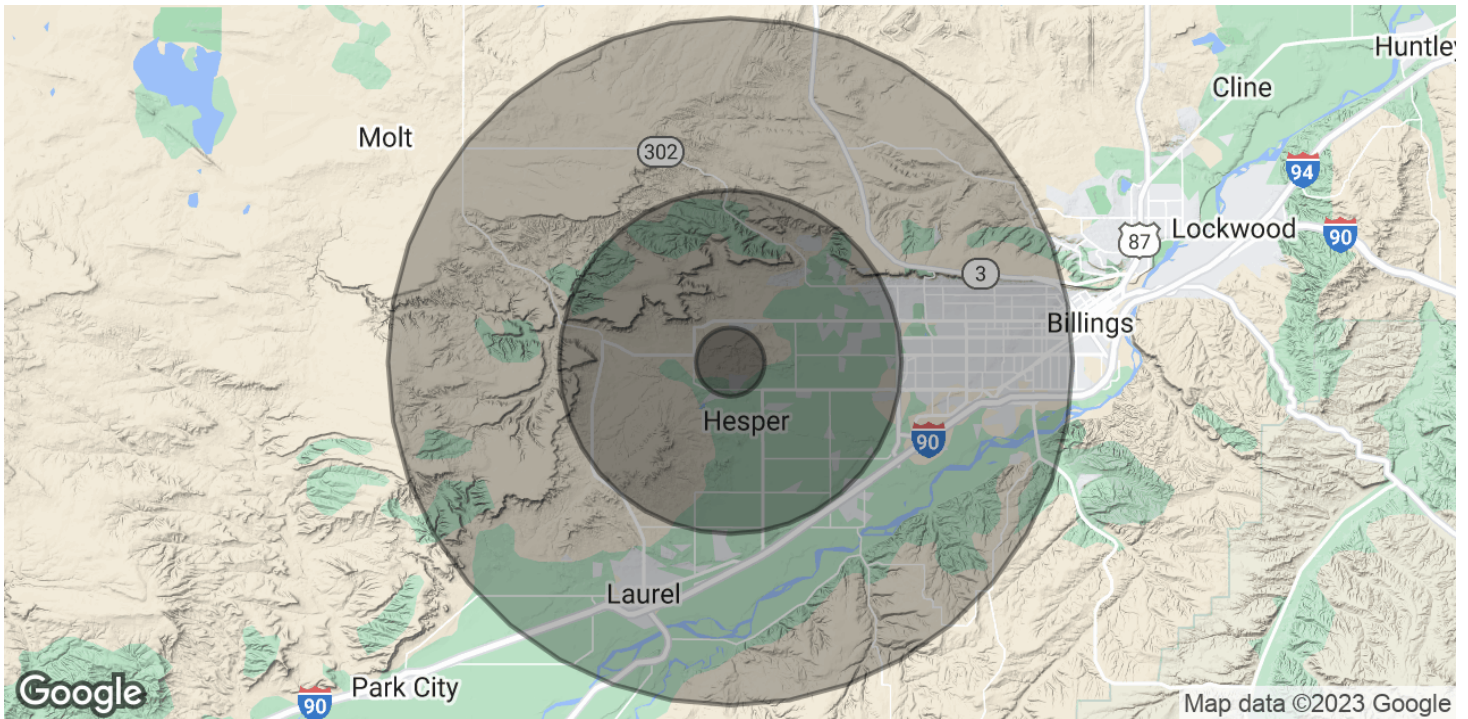


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	209	15,855	97,018
Average Age	42.7	42.9	40.6
Average Age (Male)	42.5	42.5	39
Average Age (Female)	38.3	42.3	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	87	6,747	44,435
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$118,308	\$147,287	\$89,083
Average House Value	\$363,083	\$421,735	\$262,807

* Demographic data derived from 2020 ACS - US Census

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