

# SALE

## 901 E MAN CAVE ST

901 E Man Cave St Billings, MT 59106



**SALE PRICE REDUCED**     \$229,000

**SIZE**     3,456 sf

**Nathan Matelich, CCIM**  
(406) 781-6889

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Reduced

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### OFFERING SUMMARY

Building Size:	3,456 SF
Lot Size:	10,628 SF
Price / SF:	\$66.26
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

3,456 SF 3 Bay Shop in Shop World  
Designed to be 3 Separate 1,152 SF Shop Units  
3 qty 14 Ft Overhead Doors  
Ability to Add Insulation & Corrugated Metal Walls  
Ability to Add Shop Heaters  
Ability to Have 3 Separate Gas & Electric Meters  
Common Area Shop World Restrooms  
Gated Subdivision for Extra Security

### LOCATION OVERVIEW

901 E Man Cave St is a great opportunity to own your piece of Shop World – the ultimate location for man caves, oversized storage facilities and hobby shops. This 3 unit building has great potential for an owner to occupy 1 unit and rent out the rest. This shop is perfect for someone who is a handyman/contractor who is able to complete the construction of the shop (insulation, walls and heat), yet wants to personalize the interior to meet their needs.

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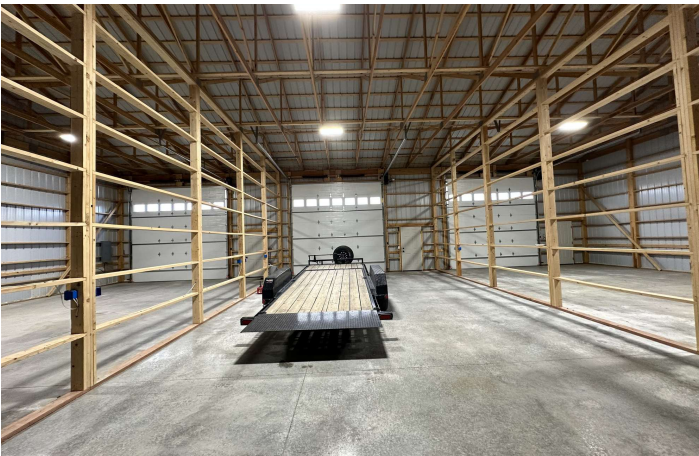


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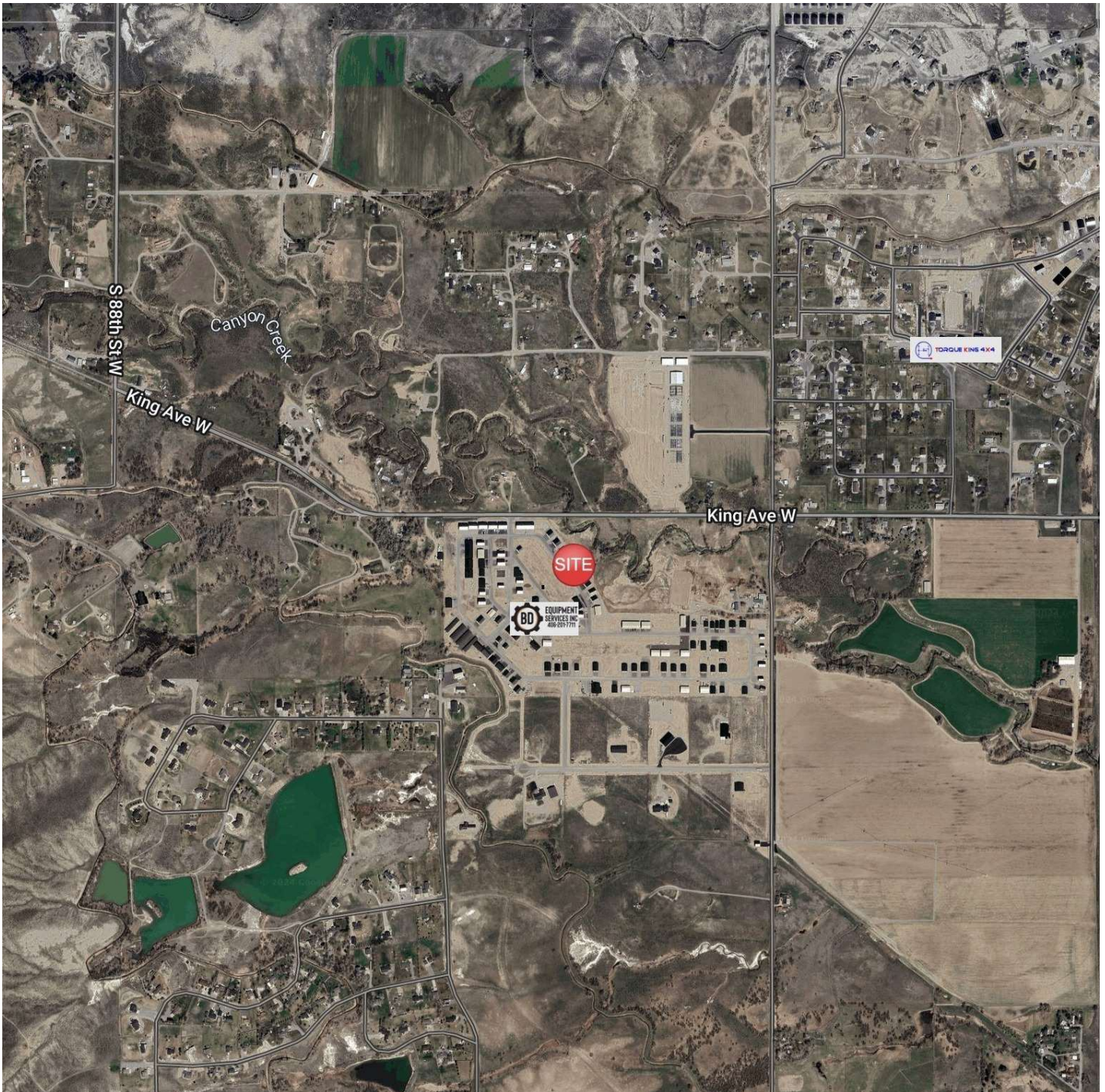
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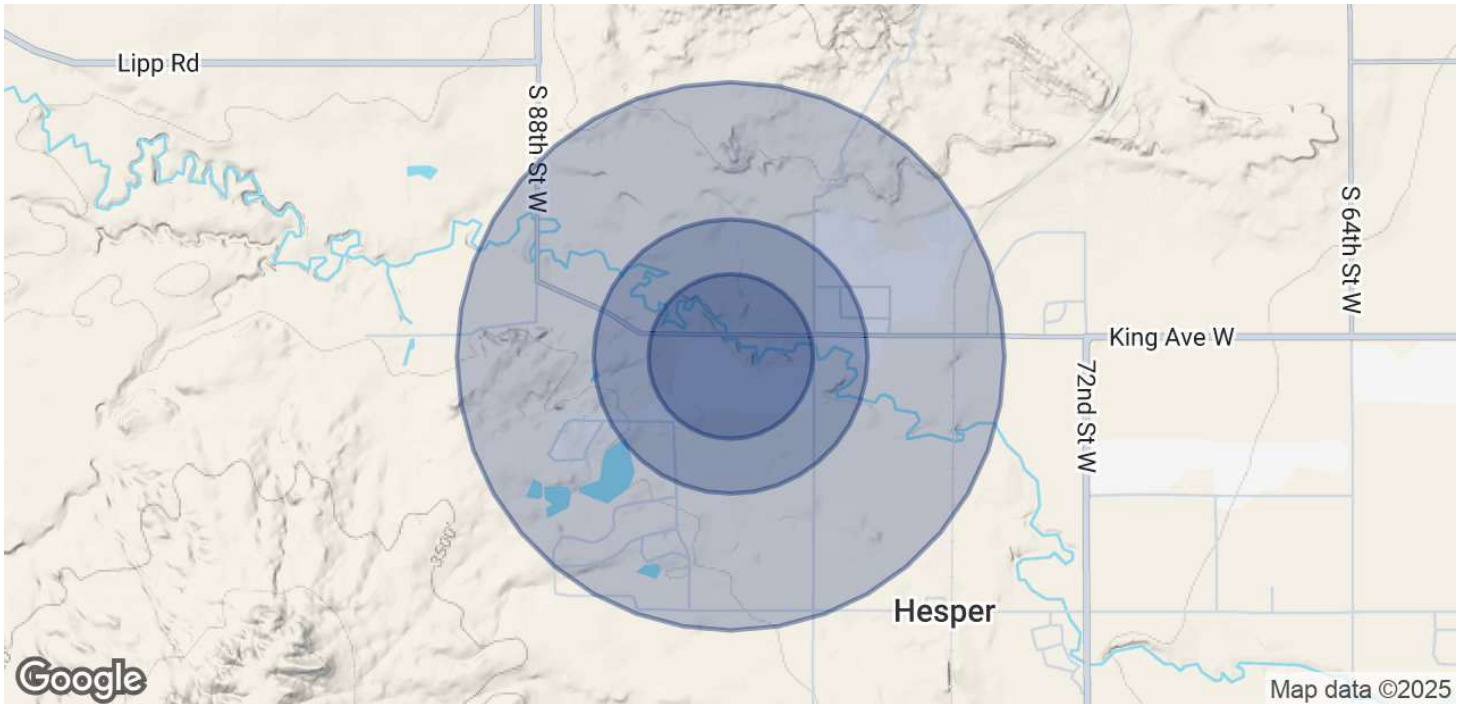
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	208	885
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	72	306
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$133,314	\$130,651	\$128,685
Average House Value	\$617,984	\$603,914	\$593,524

Demographics data derived from AlphaMap

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