

SALE

901 E MAN CAVE ST

901 E Man Cave St Billings, MT 59106



SALE PRICE \$249,000

SIZE 3,456 sf

Nathan Matelich, CCIM

(406) 781-6889

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OFFERING SUMMARY

Building Size:	3,456 SF
Lot Size:	10,628 SF
Price / SF:	\$72.05
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.

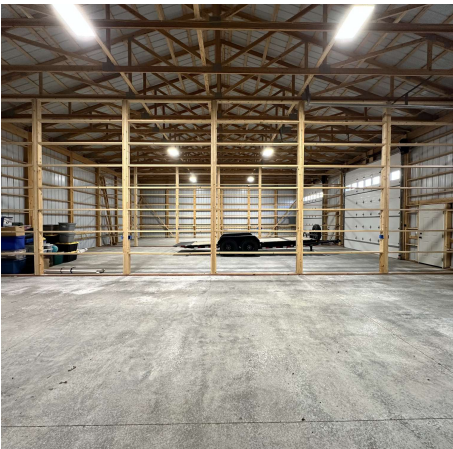
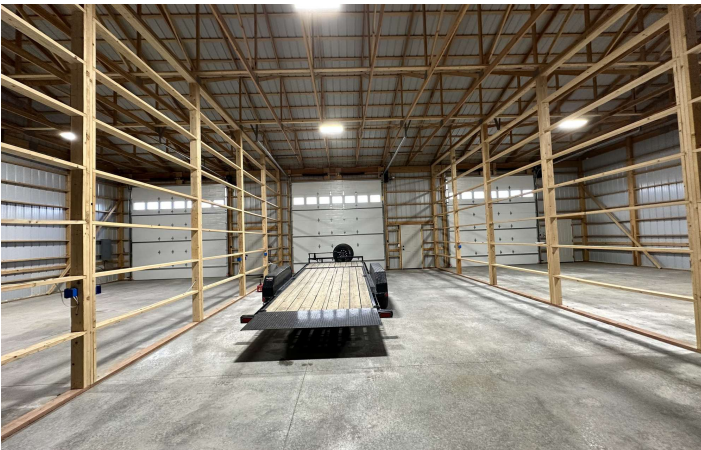
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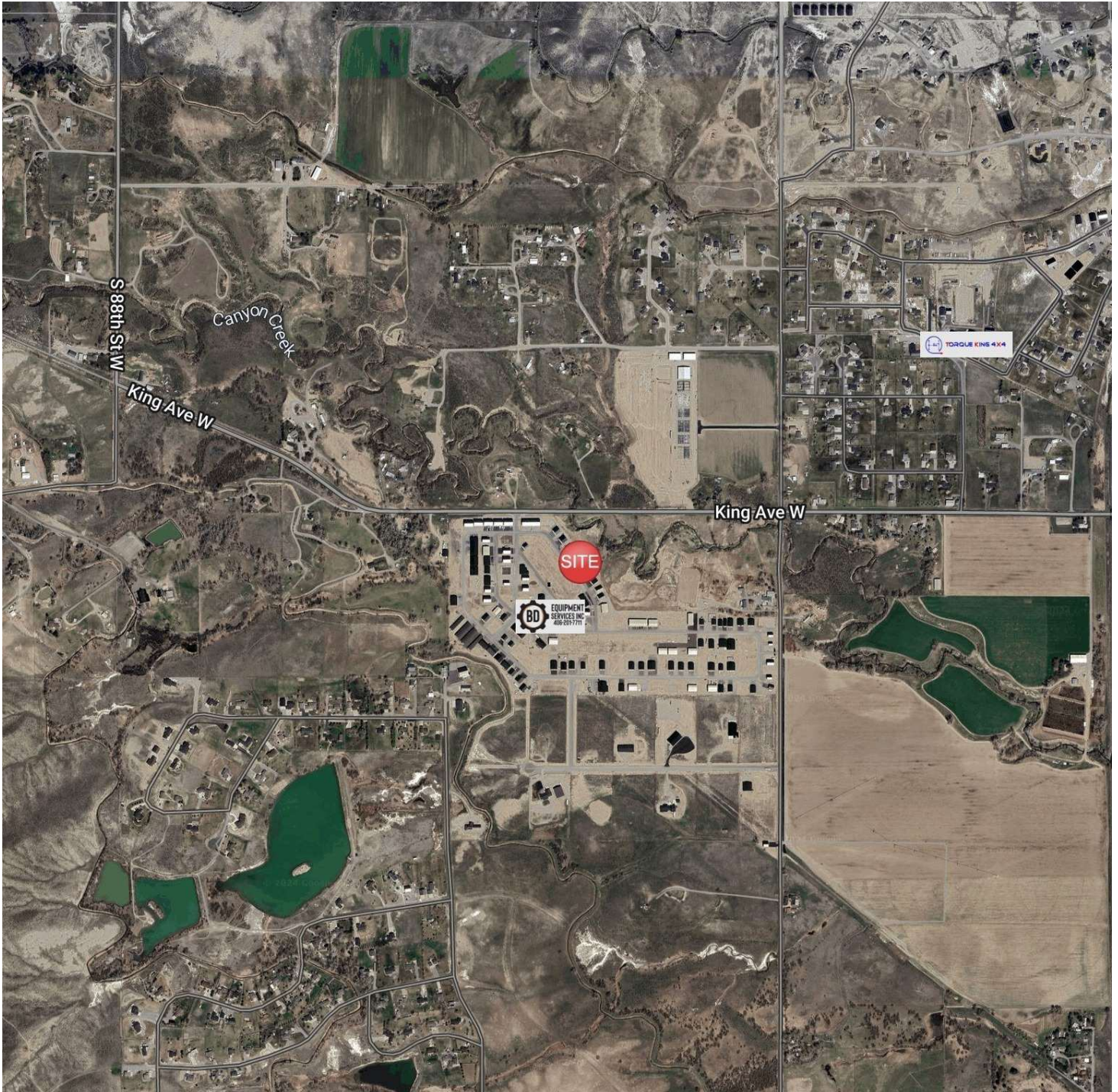
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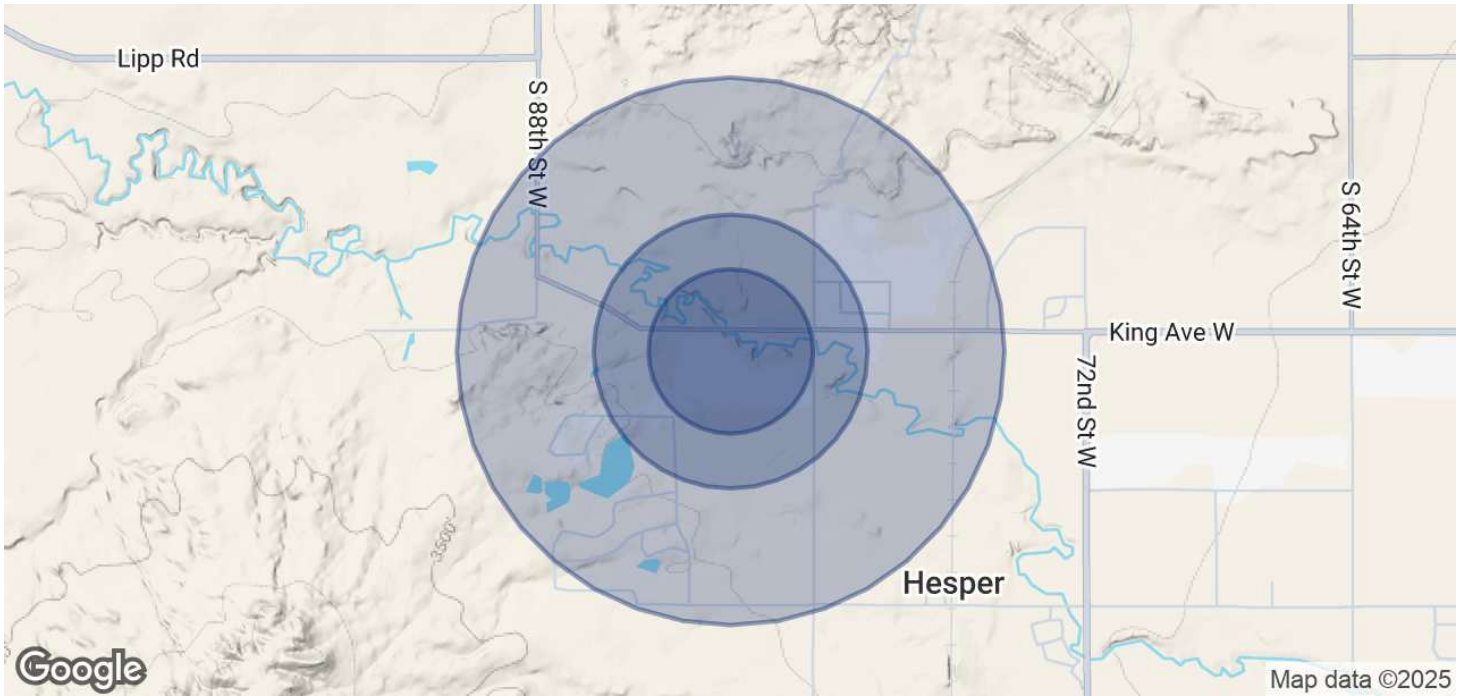


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	13	208	885
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	37	37
HOUSEHOLDS & INCOME			
Total Households	5	72	306
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$133,314	\$130,651	\$128,685
Average House Value	\$617,984	\$603,914	\$593,524

Demographics data derived from AlphaMap

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