

SALE

1627 DICKIE RD

Billings, MT 59101



SALE PRICE REDUCED \$799,000.00

Nathan Matelich, CCIM (406) 781-6889 **Michael Speidel** (406) 601-9695

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Sale Price	\$799,000
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OFFERING SUMMARY

Building Size:	9,420 SF
Lot Size:	1.51 Acres
Price / SF:	\$84.82
Year Built:	1950
Renovated:	1992
Zoning:	Outside City Limits

PROPERTY OVERVIEW

PRICE REDUCED!

- 9,420 SF Industrial Building
- 1.51 Acres of Land
- Small Office Space with Reception, Private Office & Break Room
- Shop Space with Fire Suppression System
- Dust Collection System
- 1 qty 10 ft Overhead Garage Door
- 1 qty 12 ft Overhead Garage Door
- 1 Loading Dock
- 2 Bathrooms
- Building was Built in 1950, Renovated in 2025
- Includes 2 qty \$400/mo Mobile Home Pad Sites (Tenant Owned Mobiles)
- 2 Space Mobile Home Infrastructure added in 1985
- New Roof, Siding, Exterior Doors & Gutters in 2025
- Lockwood (City) Water & Septic

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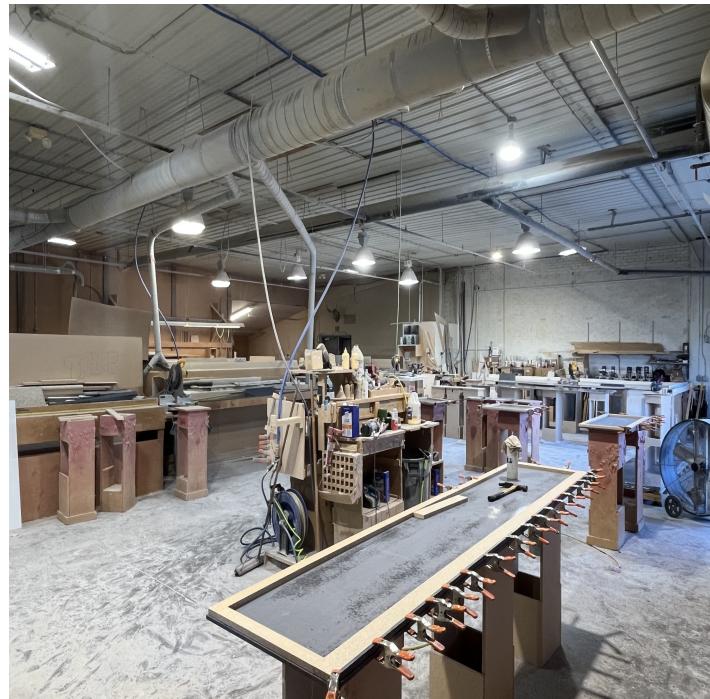
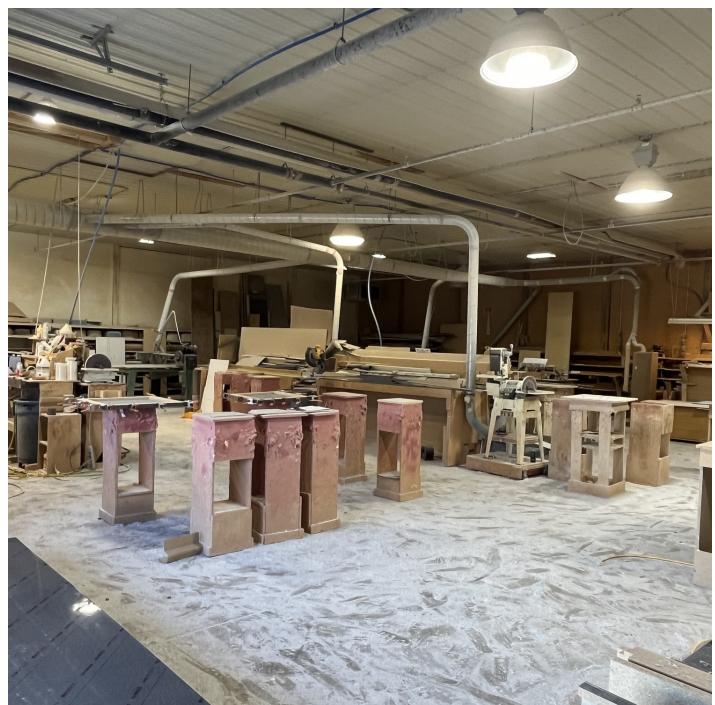
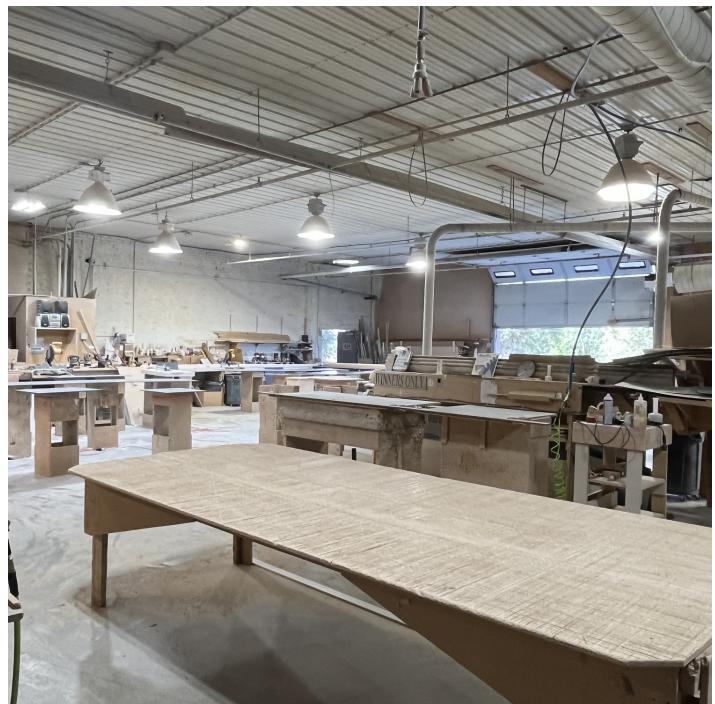
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LOCATION OVERVIEW:

1627 Dickie Rd is a 9,420 SF Industrial building that recently received a brand new exterior in 2025.

This shop space has been home to BevCo, a countertop manufacturing company, for over 40 years and is ideal for any manufacturing or assembly company that needs a dock, overhead doors, dust collection system and/or fire suppression system.

The 2 mobile homes located on the property are owned by tenants. Tenants pay \$400/mo lot rent for each mobile home and are responsible for the maintenance of those mobile homes..



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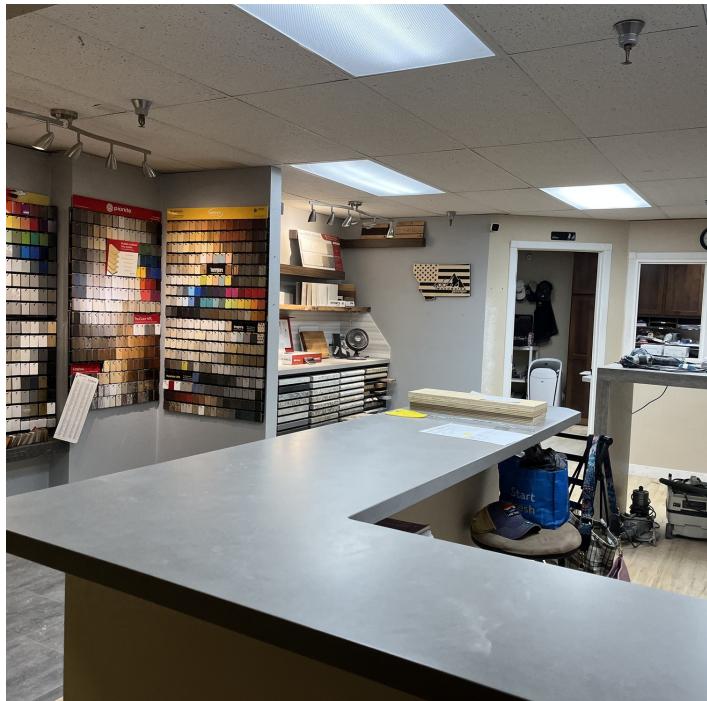
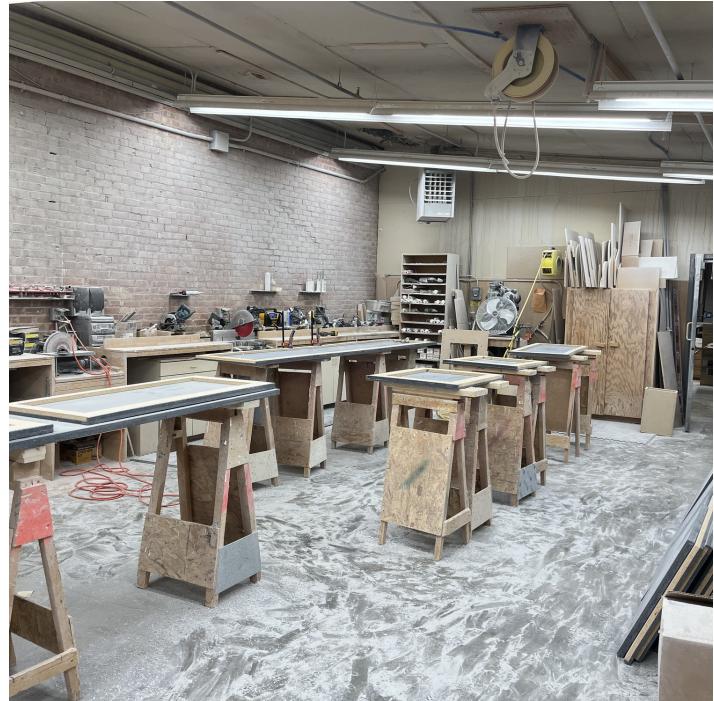
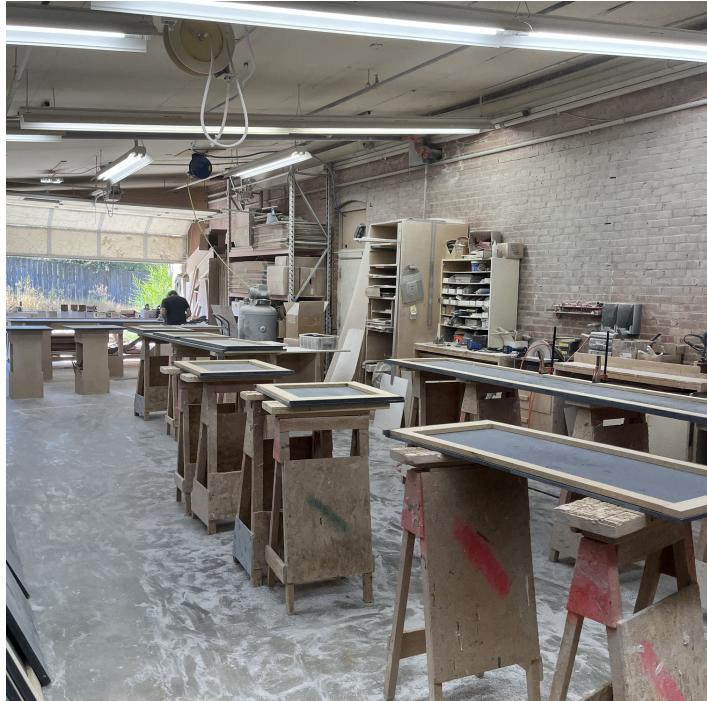


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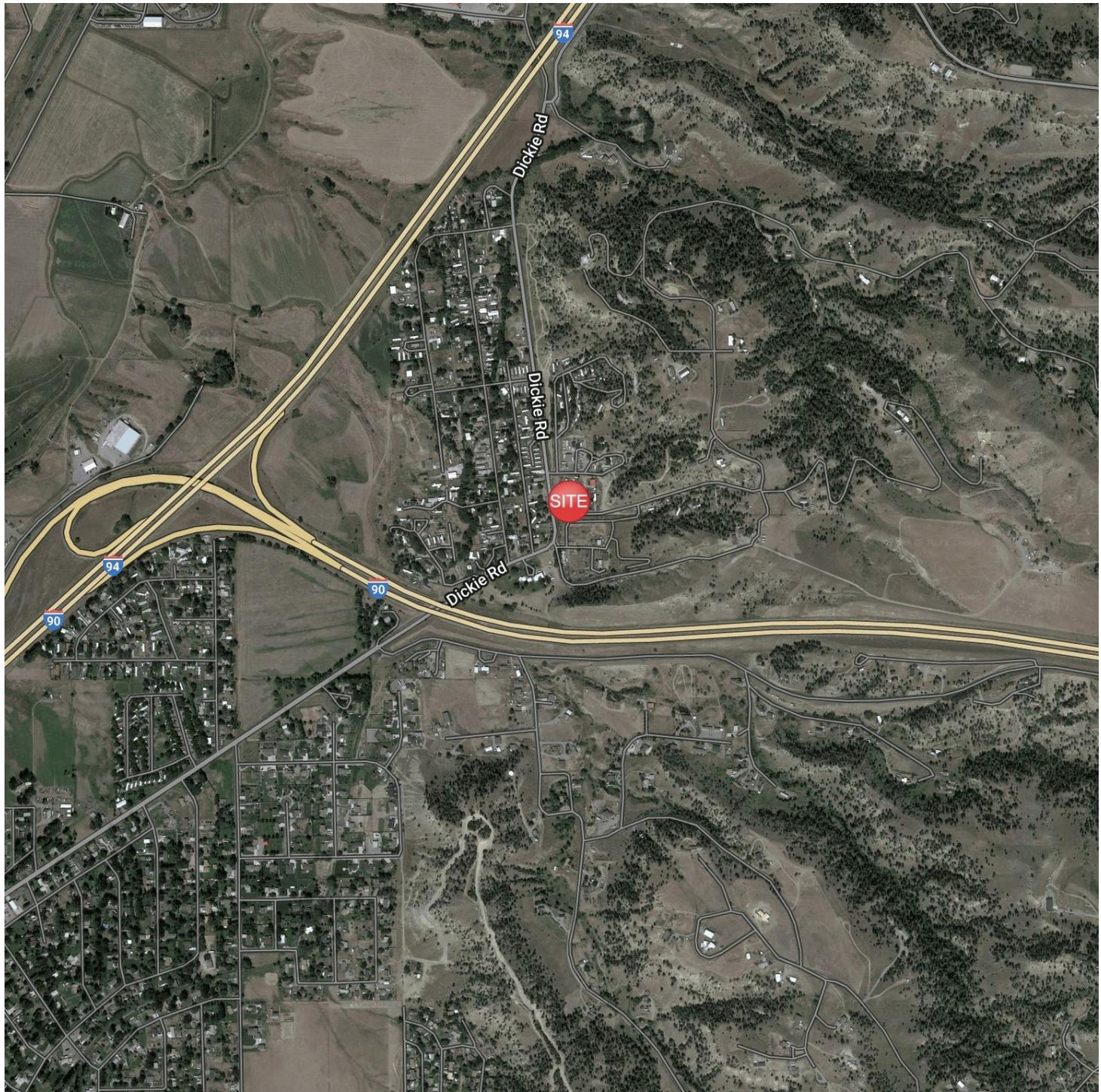


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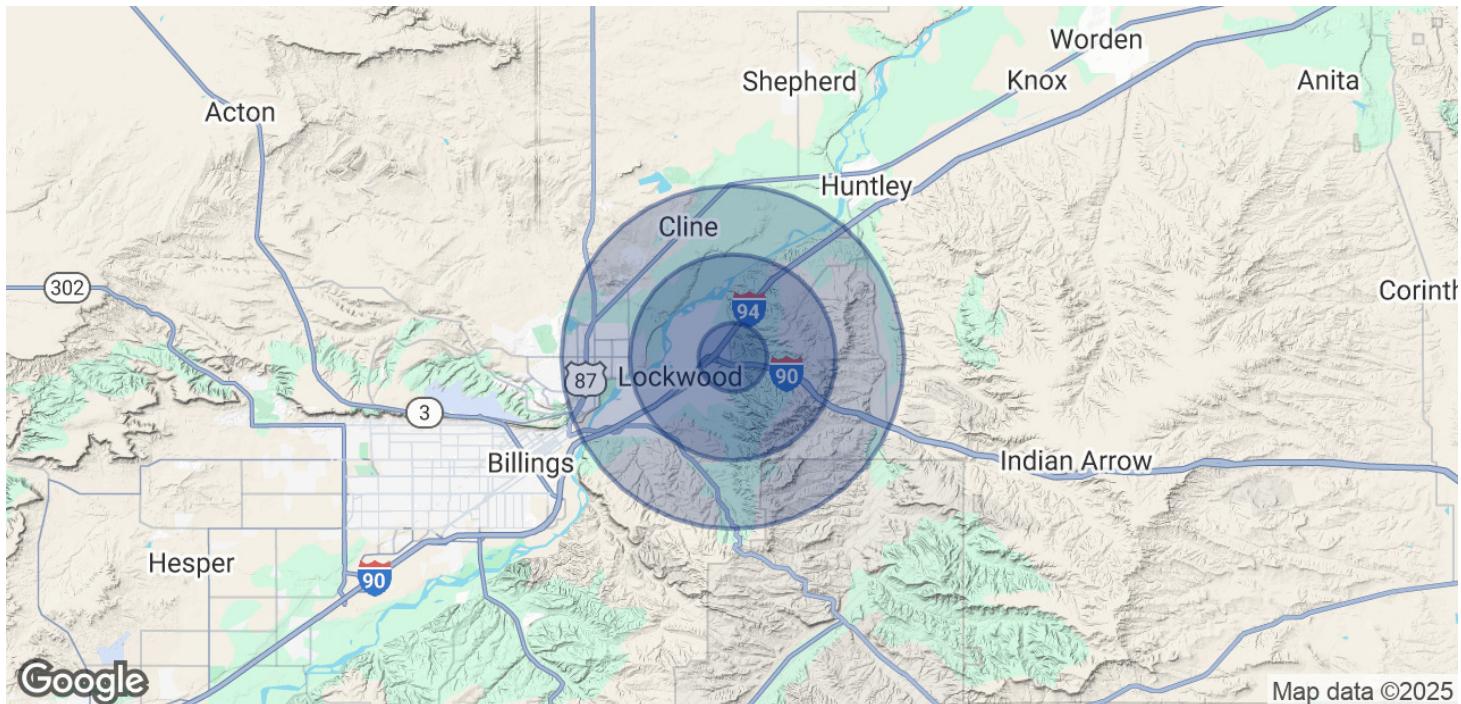


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,091	9,360	25,199
Average Age	38.1	37.3	37.7
Average Age (Male)	38.5	38.3	39.3
Average Age (Female)	37.2	36.4	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	794	3,792	10,990
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$81,776	\$73,121	\$69,640
Average House Value	\$240,266	\$219,645	\$214,394

2020 American Community Survey (ACS)

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