

# SALE

**6821 COWGIRL WAY**

Billings, MT 59106



**SALE PRICE**

**\$1,250,000**

**Nathan Matelich, CCIM**

**(406) 781-6889**

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### OFFERING SUMMARY

Building Size:	7,560 SF
Lot Size:	1.479 Acres
Price / SF:	\$165.34
Year Built:	2022
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

- 7,560 SF Industrial Building
- 4 Separate Shop/Warehouse Units
- 2 qty 2,400 SF Units - 14 ft Overhead Door, Bathroom, Heat & Office
- 2 qty 1,380 SF Units - 14 ft Overhead Door, Bathroom & Heat
- Fenced Yard Space for All Units + Additional 1/2 Acre Fenced Yard Space
- Entire Property is Fully Fenced for Extra Security
- Current Leases and Financials Available Upon Request

### LOCATION OVERVIEW

6821 Cowgirl Way is an ideal opportunity for an owner-occupied buyer who is also looking to enjoy additional rental income. This shop/warehouse benefits from its new construction, flexible zoning & provides plenty of yard space for all tenants. Currently 2 of the 4 units are rented on a short-term basis. Buyer could easily connect multiple units with a passthrough if needing more than 2,400 SF of contiguous space. If you've been looking for a shop/warehouse with plenty of yard space, this building could be for you!

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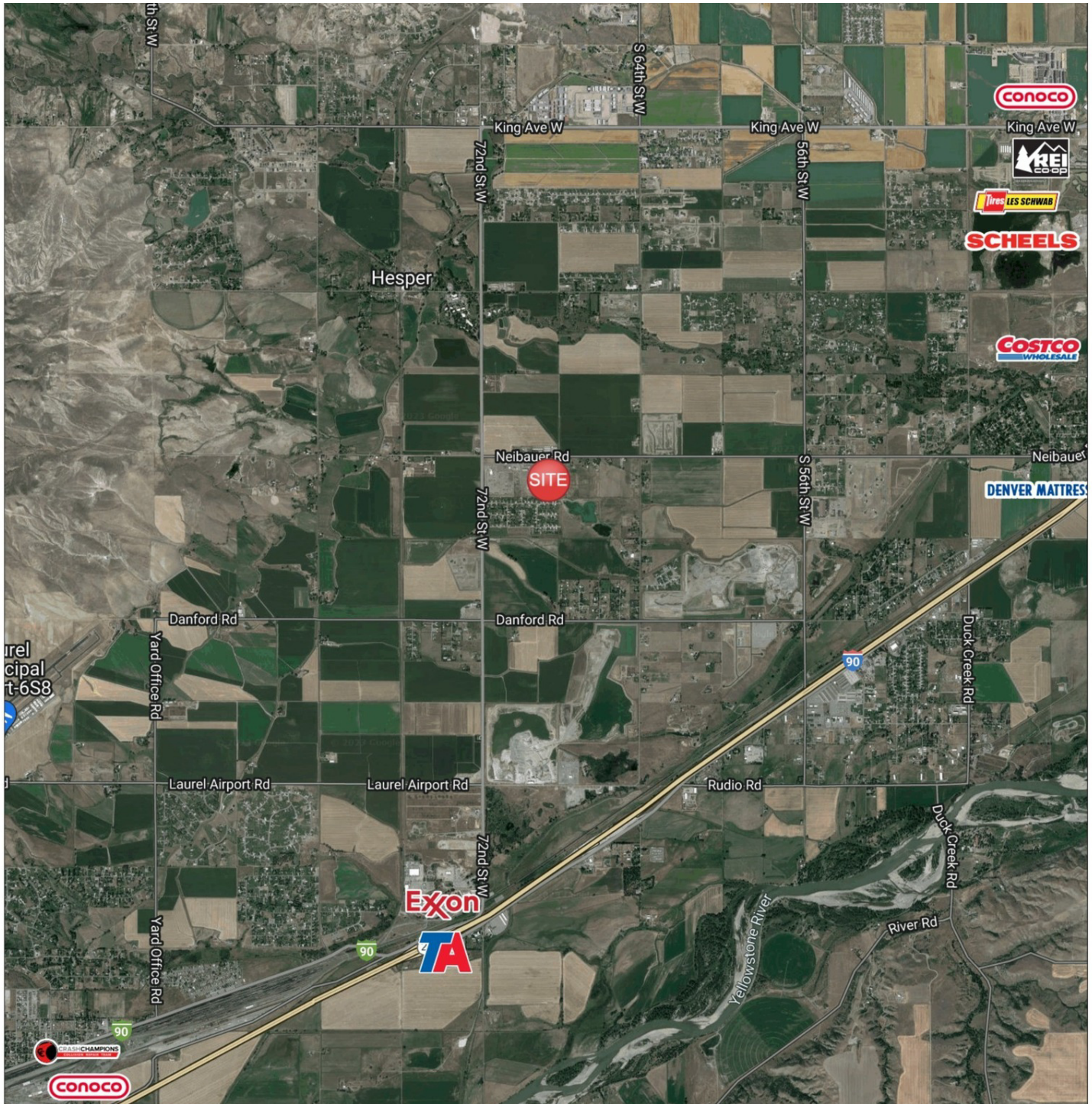
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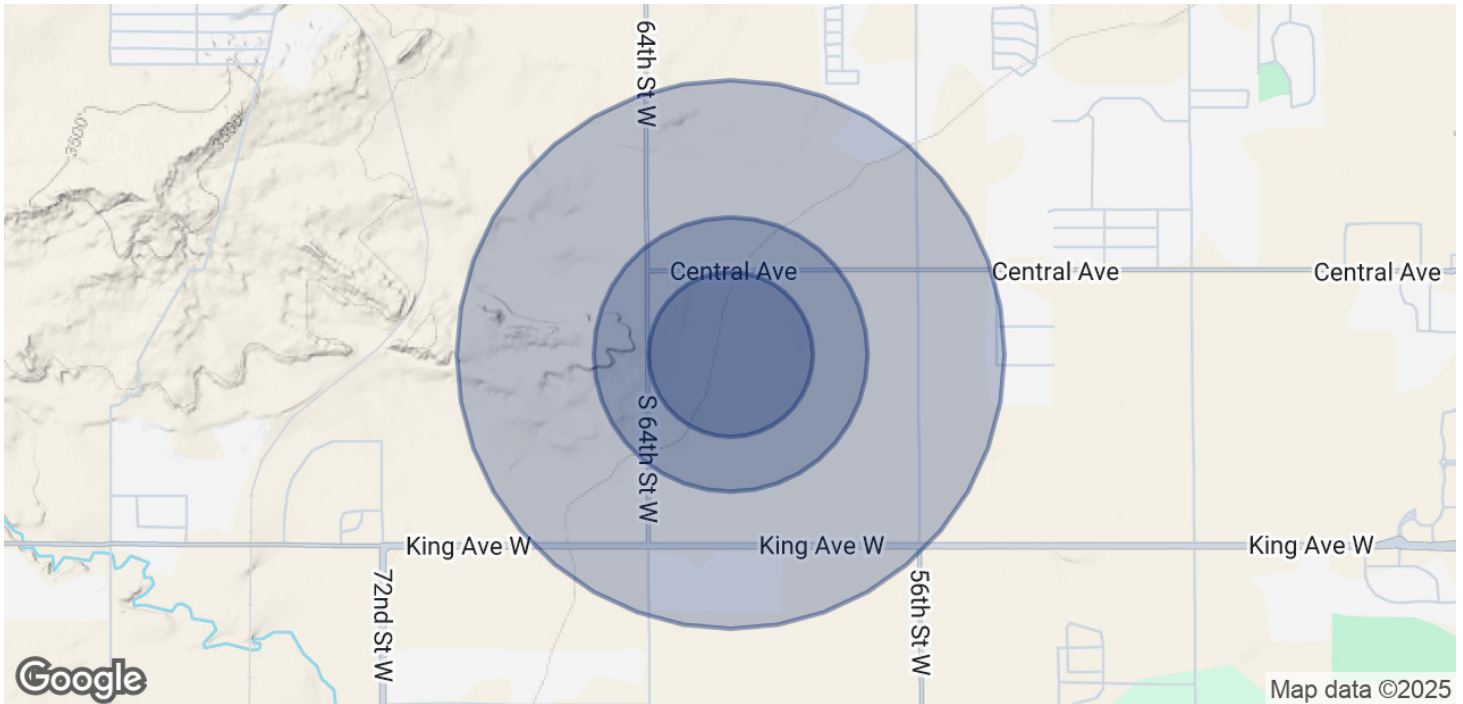
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	10	34	405
Average Age	39	38	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	15	170
# of Persons per HH	2	2.3	2.4
Average HH Income	\$100,912	\$107,411	\$132,408
Average House Value	\$661,898	\$653,223	\$631,477

Demographics data derived from AlphaMap

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