

SALE

526 MILTON RD

Billings, MT 59105



SALE PRICE

\$175,000

Nathan Matelich, SIOR, CCIM

(406) 781-6889

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OFFERING SUMMARY

Available SF:	1500
Lot Size:	12,506 SF
Zoning:	NX2-Mixed Residential

PROPERTY OVERVIEW

- 12,506 SF Duplex Lot with Shop/Garage
- All city services available: gas, electric, water & sewer
- 1,500 SF detached 4-car garage
- Two oversized overhead doors
- Walk-through service door & side windows
- Block construction with pitched shingle roof
- Partially fenced yard with vinyl & wood privacy fencing
- Mature landscaping & established trees

LOCATION OVERVIEW

526 Milton Rd presents an outstanding development opportunity in an established Billings neighborhood. This 12,506 SF parcel is zoned for multi-family development and fully served by city utilities — ready to build without delay.

A 1,500 SF detached 4-car garage already on the property offers immediate value as a shop, storage facility, or accessory structure during the development phase. The expansive yard, mature trees, and privacy fencing make this a rare find for investors, developers, and buyers looking for a build-ready lot with premium accessory shop space.

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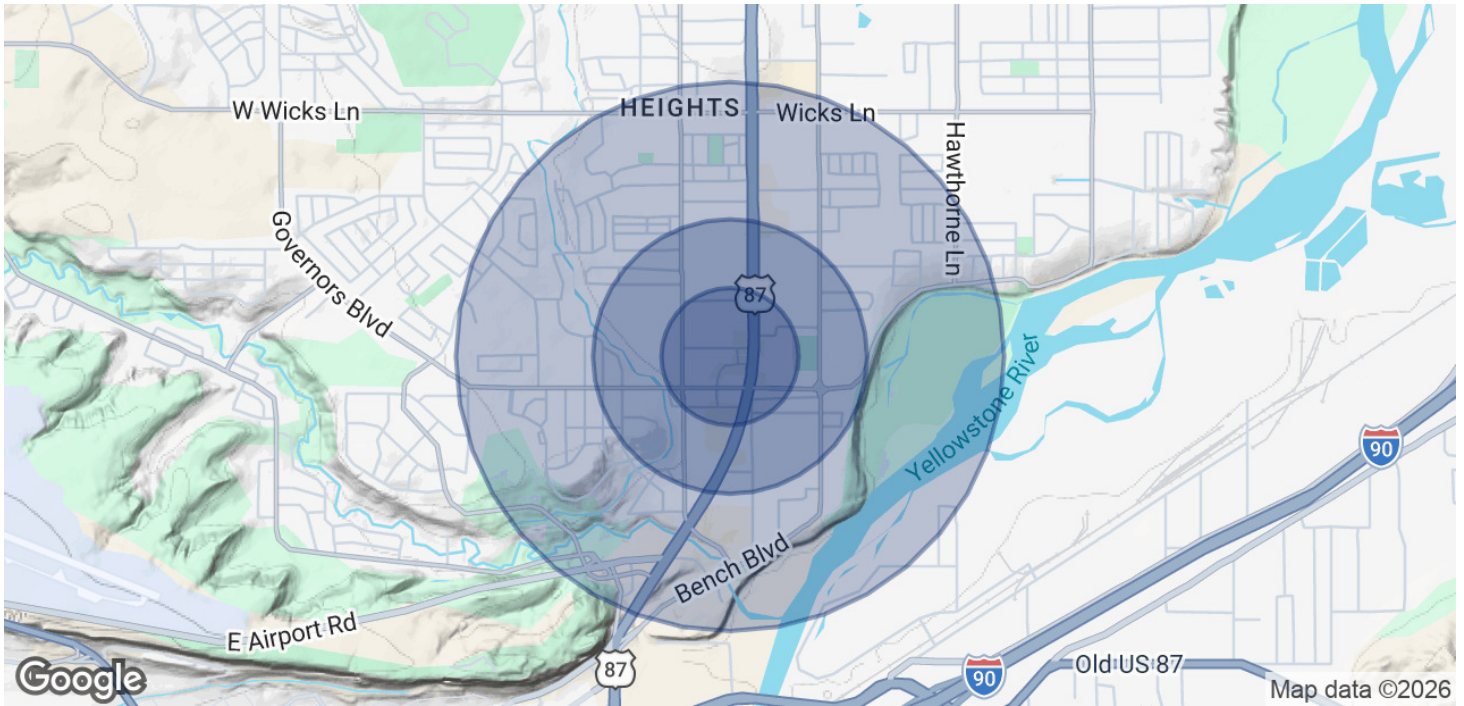


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	398	2,087	8,583
Average Age	34.8	34.2	35
Average Age (Male)	36.3	34.7	35.3
Average Age (Female)	33.6	35.8	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	202	980	3,763
# of Persons per HH	2	2.1	2.3
Average HH Income	\$55,219	\$62,049	\$69,721
Average House Value	\$203,587	\$224,587	\$249,547

2023 American Community Survey (ACS)

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