



\$1,490,000

## BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

SHACKELFORD-YELLOWSTONE SUB2ND, S24, T01 S, R25 E, BLOCK 2, Lot 6 BACK ON THE MARKET - NO FAULT OF THE PROPERTY. Discover this light-industrial facility in Billings' South corridor. On 1.5 acres, this 10,560 sq ft asset blends warehouse, office and yard space designed for truck/equipment service, fleet operations, fabrication or contractor expansion. Built in [...]

- Office/Warehouse
- Commercial
- Active
- 10560 sq ft

## Basics

**Category:** Commercial

**Status:** Active

**Area:** 10560 sq ft

**Zone:** Light Industrial

**Land Sq Ft:** 65340 sq ft

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 2004, Existing

**County Or Parish:** Yellowstone

**DOM:** 136



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## Building Details

**Water:** Well

**Number of Levels:** 1

**Exterior material:** Steel

**Building Type:** Office,Shop,Warehouse

**Number Buildings:** 1

**Roof:** Metal

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## Amenities & Features

**Sewer:** Septic Tank

**Cooling:** Central

**Heating:** Gas Forced Air

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### Miscellaneous

**Restrictions:** See Deed **Virtual Tour Link:** [https://www.canva.com/design/DAG5X4A4eb8/Uu\\_7dz0UFVTFm2hNtOKZjQ/watch?utm\\_content=DAG5X4A4eb8&utm\\_campaign=designshare&utm\\_medium=link2&utm\\_source=uniqueilinks&utlid=h54b4cbb40e](https://www.canva.com/design/DAG5X4A4eb8/Uu_7dz0UFVTFm2hNtOKZjQ/watch?utm_content=DAG5X4A4eb8&utm_campaign=designshare&utm_medium=link2&utm_source=uniqueilinks&utlid=h54b4cbb40e)

**Possession:** At Closing **Road Frontage:** 196

**Showing Instructions:** Agent Must Accompany, Appointment Needed **Subdivision:** SHACKELFORD-YELLOWSTONE SUB2ND

**Parcel Number:** C10966 **Occupancy:** Vacant

**List Office Name:** A Haus Of Realty **Office Sq Ft:** 2400 sq ft

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## Fees and Taxes

**Tot Taxes:** \$8,599

