



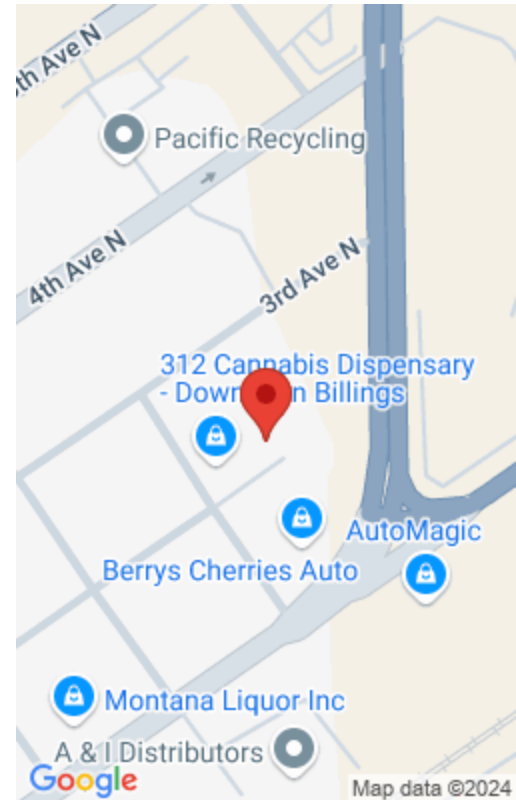
\$495,000

811, 2ND, BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

INDUSTRIAL SUBD 2ND FILING, S34, T01 N, R26 E, BLOCK 5, Lot 5A Property is now LEASED. Excellent central location where you can easily head to any area within Billings, and the county with the Lockwood interchange nearby. Total space includes office space and good shop space with 2 overhead doors. 3 phase power.

- Industrial
- Commercial
- Active
- 4108 sq ft



Basics

Category: Commercial

Type: Industrial

Half baths: 0 half baths

Year built: 1963, Existing

County Or Parish: Yellowstone

Land Sq Ft: 12083 sq ft

Rent Period: Modified

Status: Active

Area: 4108 sq ft

Zone: Light Industrial

Lease From: 2023-02-01T00:00:00.000

DOM: 405

Building Details

Water: Public

Number of Levels: 1

Number Buildings: 1

Amenities & Features

Sewer: Septic Tank

Cooling: Central

Heating: Gas Forced Air

Miscellaneous

Restrictions: See
Deed

Virtual Tour Link:

<https://www.propertypanorama.com/instaview/bmt/328533>

Possession: At Closing

Road Frontage: 169

**Showing
Instructions:** Call
Agent

Subdivision: INDUSTRIAL SUBD 2ND FILING

Parcel Number:
A09344

List Office Name: Goodridge Real Estate

Office Sq Ft: 832 sq ft



Fees and Taxes

Tot Taxes: \$3,631

Gross Annual Income: \$30,000

Operating Expenses: \$7,500

