



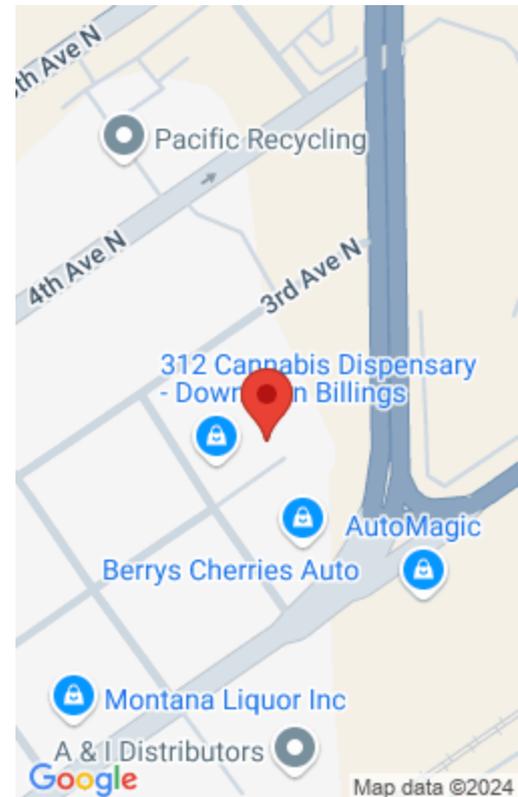
\$495,000

## 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



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## 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

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## Building Details

**Water:** Public

**Number of Levels:** 1

**Number Buildings:** 1

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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.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



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## Fees and Taxes

**Tot Taxes:** \$3,631

**Gross Annual Income:** \$30,000

**Operating Expenses:** \$7,500

