



\$1,250,000

- Warehouse
- Commercial
- Active
- 9600 sq ft

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

Lipp Sub 2nd filing, amended, lot 3, block 2 Build to suit:  
Commercial shops w/ NO RESTRICTIONS! Only 2 lots still available  
in this high end commercial subdivision. Conveniently located off  
Lipp Rd & 88th St W, within ~5 miles of NW Billings' urban sprawl  
and the city of Laurel, with busy Grand Ave & [...]

## Basics

**Category:** Commercial

**Status:** Active

**Area:** 9600 sq ft

**Zone:** UNZON

**Land Sq Ft:** 21780 sq ft

**Type:** Warehouse

**Half baths:** 0 half baths

**Year built:** 2024, Proposed

**County Or Parish:** Yellowstone



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## Building Details

**Water:** Cistern

**Number of Levels:** 1

**Exterior material:** Steel, Wood, Wood Frame

**Parking:** 20

**Building Type:** Warehouse

**Number Buildings:** 1

**Roof:** Metal

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## Amenities & Features

**Sewer:** Septic Tank

**Heating:** Propane

**Cooling:** None

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## Miscellaneous

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/344679>

**Sales Includes:** Building, Land, See Remarks

**Subdivision:** Lipp Sub

**List Office Name:** THE Agency Montana, LLC

**Possession:** At Closing

**Showing Instructions:** Drive By, Vacant

**Parcel Number:** 0000000

**Office Sq Ft:** 0 sq ft

