



\$1,200

## BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

S32, T01 S, R25 E, C.O.S. 1074 PARCEL 3E-1 TBD FOR LEASE:  
BRAND NEW very well built 30'X57' heated shop with full bath.  
Conveniently located on the West end off I-90 and South Frontage  
Road between two major exits. (Zoo and East Laurel) Included on  
the main level is walk in ADA shower and toilet, [...]

- Office/Warehouse
- Commercial
- Active
- 1710 sq ft

## Basics

**Category:** Commercial

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 2024, New

**County Or Parish:** Yellowstone

**Rent Period:** Other, Renewable

**Status:** Active

**Area:** 1710 sq ft

**Zone:** Other

**Land Sq Ft:** 0 sq ft



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## Building Details

**Water:** Comm Well

**Number of Levels:** 1

**Exterior material:** Metal

**Parking:** 6

**Building Type:** Mixed,Warehouse

**Number Buildings:** 1

**Roof:** Metal

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## Amenities & Features

**Sewer:** Septic Tank

**Parking Desc:** Blacktop

**Cooling:** None

**Heating:** Gas Forced Air

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## Miscellaneous

**Restrictions:** See Deed

**Present Use:** Vacant

**Showing Instructions:** Call Agent

**Type of Business:** Business Opportunity

**Occupancy:** Vacant

**Office Sq Ft:** 1710 sq ft

**Possession:** Negotiable

**Sales Includes:** See Remarks

**Subdivision:** 56th Street Shops

**Parcel Number:** TBD

**List Office Name:** Meridian Real Estate LLC

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## Fees and Taxes

**Deposit:** \$14,996

