



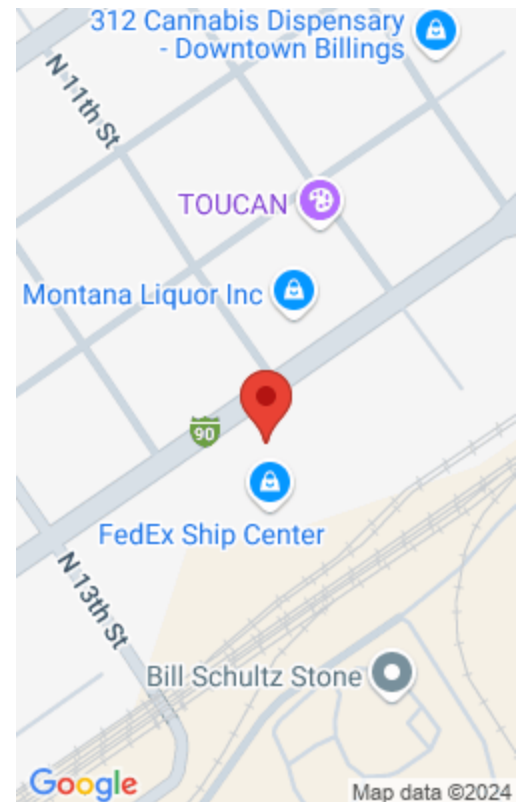
**\$799,900**

## **BILLINGS, MT, 59101**

<https://billingsrealtybrokers.com>

EXCHANGE SUBD, S34, T01 N, R26 E, BLOCK 1, Lot 4A, AMD (16)  
Step into a prime investment with a 33-unit building boasting ample parking and thoughtful amenities that enhance its value. Embrace the opportunity to own a piece of Billings' future with this versatile commercial building. Situated in the heart of the Eburd District, [...]

- Office/Warehouse
- Commercial
- Active
- 20700 sq ft



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## Basics

**Category:** Commercial

**Status:** Active

**Area:** 20700 sq ft

**Zone:** Community Commercial

**Land Sq Ft:** 39648 sq ft

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 1955, Established

**County Or Parish:** Yellowstone

**DOM:** 11

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## Building Details

**Water:** Public

**Number of Levels:** 3

**Exterior material:** Stucco, Wood Frame

**Building Type:** Mixed,Office,Retail

**Number Buildings:** 1

**Roof:** Membrane

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## Amenities & Features

**Sewer:** Public

**Parking Desc:** Assigned,Common Lot,Garage

**Cooling:** Central,Wall,Window

**Heating:** Electric,Gas Forced Air

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## Miscellaneous



**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/344856>

**Present Use:** Church,Office,Other,Professional Service,Retail,Shop,Storage Space,Storefront,Warehouse

**Sales Includes:** Building,Equipment,Land

**Subdivision:** Exchange

**Parcel Number:** A24722

**Misc Equipment:** Refrigerator,Restrooms,Security System,Storage Area,Vending Machines

**Insurance:** \$5,923

**Possession:** At Completion

**Road Frontage:** 1000

**Showing Instructions:**  
Agent Must  
Accompany,Appointment  
Needed

**Type of Business:** Office,  
Shop, Mixed Use.

**Occupancy:** Multiple

**List Office Name:** Keller  
Williams Yellowstone  
Properties

**Office Sq Ft:** 20700 sq ft

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## Fees and Taxes

**Tot Taxes:** \$11,266

**Operating Expenses:** \$112,243

**Gross Annual Income:** \$244,530

