



**\$675,000**

- Land
- Commercial
- Active
- 148975 sq ft

## **BILLINGS, MT, 59101**

<https://billingsrealtybrokers.com>

S10, T01 S, R26 E, C.O.S. 2003, PARCEL 1 Prime potential Commercial Land Opportunity – 3.42 Acres on I-90, Sugar Ave & South Frontage Rd 3.42-acre parcel currently zoned as rural property, perfectly positioned along I-90, offering unparalleled visibility with heavy daily traffic. Nestled between Sugar Ave and South Frontage Rd, two highly sought-after roads [...]

## **Basics**

**Category:** Commercial

**Status:** Active

**Area:** 148975 sq ft

**Zone:** Other

**Land Sq Ft:** 148975 sq ft

**Type:** Land

**Half baths:** 0 half baths

**Year built:** 1945, Existing

**County Or Parish:** Yellowstone

**DOM:** 16



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## Building Details

**Water:** Public

**Number of Levels:** 1

**Number Buildings:** 2

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## Amenities & Features

**Sewer:** Septic Tank

**Cooling:** Other,Window

**Heating:** Gas Forced Air

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## Miscellaneous

**Virtual Tour Link:** <https://youtu.be/srw51VLQR9s>

**Possession:** At Closing

**Road Frontage:** 1010

**Sales Includes:** Land,See  
Remarks

**Showing Instructions:** Appointment Needed,Call  
Agent,Drive By

**Subdivision:** rural

**Parcel Number:** D01742

**Occupancy:** Owner

**List Office Name:** Billings R. E. Professionals

**Office Sq Ft:** 0 sq ft

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## Fees and Taxes

**Tot Taxes:** \$3,321

