



\$525,000

- Office/Warehouse
- Commercial
- Active
- 3850 sq ft

## BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

UNIT 5, 13% COMMON AREA INTEREST, LOC @ LT 5 CURLY WILLOW SUB Beautiful luxury apartment with office and shop. Perfect live work space. Unzoned so pretty much anything goes. Apartment is about 1000 sq ft, office smaller but does have an office with desks, and addt'l lower level bedroom, bath and wetbar. Shop is [...]

## Basics

**Category:** Commercial

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 2012, Existing

**County Or Parish:** Yellowstone

**Land Sq Ft:** 0 sq ft

**Rent Period:** Modified

**Status:** Active

**Area:** 3850 sq ft

**Zone:** UNZON

**Lease From:** 2024-10-02T00:00:00.000

**DOM:** 4



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## Building Details

**Water:** Comm Well

**Number of Levels:** 2

**Roof:** Asphalt

**Building Type:** Mixed,Office,Shop

**Number Buildings:** 1

**Parking:** 2

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## Amenities & Features

**Sewer:** Septic Tank

**Parking Desc:** Blacktop

**Cooling:** None

**Heating:** Gas Radiant

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## Miscellaneous

**Restrictions:** See Deed

**Present Use:** No Present Use,Shop,Storage  
Space,Storefront,Vacant

**Showing Instructions:** Call Agent

**Type of Business:** manufacturing

**Occupancy:** Tenant

**List Office Name:** CC Chapman Real Estate

**Possession:** At Closing

**Road Frontage:** 100

**Subdivision:** Curly Willow

**Parcel Number:** D01077E

**Misc Equipment:** None

**Office Sq Ft:** 850 sq ft

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## Fees and Taxes

**Tot Taxes:** \$3,423

**Deposit:** \$3,500

**Gross Annual Income:** \$42,000

**Operating Expenses:** \$4,413

