



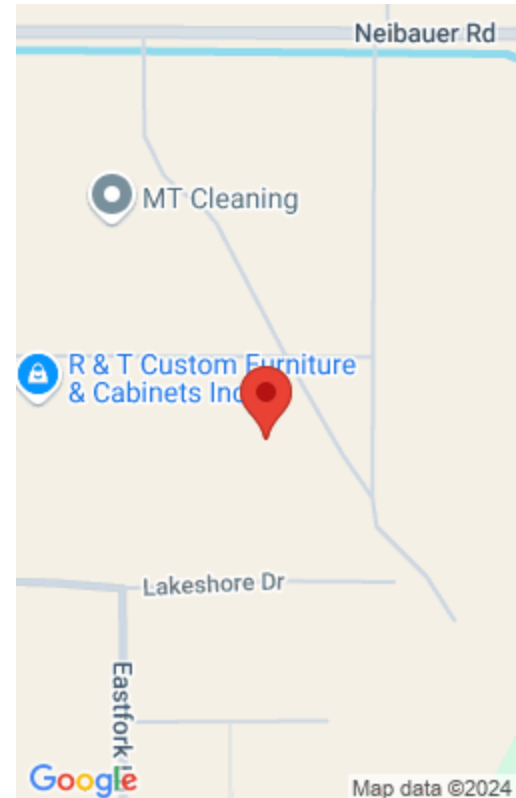
## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

Lot 2, Block 2 Cowboy Country Acres Subdivision, 2nd Filing FOR LEASE: BRAND NEW CONSTRUCTION. 40'X60' with 16' ceilings. 14'x14' overhead door. Shared ADA bathroom. Gas heater in shop, electric heat in office and bathroom. Utility sink in warehouse. \$2400 a month, tenant to pay gas and electric. Seller has some flexibility with lease terms. [...]

\$2,400

- Warehouse
- Commercial
- Active
- 2400 sq ft



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## Basics

**Category:** Commercial

**Type:** Warehouse

**Half baths:** 0 half baths

**Year built:** 2023, New

**County Or Parish:** Yellowstone

**DOM:** 36

**Rent Period:** Renewable

**Status:** Active

**Area:** 2400 sq ft

**Zone:** See Remarks

**Land Sq Ft:** 64425 sq ft

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## Building Details

**Water:** Comm Well

**Number of Levels:** 1

**Exterior material:** Frame, Metal

**Building Type:** Mixed, Warehouse

**Number Buildings:** 1

**Roof:** Metal

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## Amenities & Features

**Sewer:** Septic Tank

**Parking Desc:** Common Lot, Gravel

**Cooling:** None

**Heating:** Electric, Other

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## Miscellaneous



**Restrictions:** See Deed

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/349731>

**Possession:** Immediate

**Present Use:** Warehouse

**Road Frontage:** 180

**Sales Includes:** NA,See Remarks

**Showing Instructions:**

Call Before

Showing,Vacant

**Subdivision:** Cowboy Country Acres

**Parcel Number:** C17130

**Occupancy:** Vacant

**Misc Equipment:**

Restrooms

**List Office Name:** Western Skies Real Estate

**Office Sq Ft:** 196 sq ft

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## Fees and Taxes

**Deposit:** \$2,400

