



\$225,000

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

CHINOOK LANDING WAREHOUSES(22),S26,T01N,R25E, BUILDING B,UNIT7,2.41%COMMON AREA INTEREST, LOC @YELLOWSTONE

LANDING COMMERCIAL PARK SUBD BLK2LT1(22) Property

Highlights: • 1,380 SF (23x60) • Features ADA-compliant bathroom • 14' x 14' overhead door for convenient access • Walk-in door for easy entry • Construction Features: • 6" reinforced monolithic building slab concrete • Full cavity fill metal building [...]

- Warehouse
- Commercial
- Active
- 1380 sq ft

## Basics



**Category:** Commercial

**Type:** Warehouse

**Half baths:** 0 half baths

**Year built:** 2022, Existing

**County Or Parish:** Yellowstone

**DOM:** 21

**Rent Period:** Triple Net

**Status:** Active

**Area:** 1380 sq ft

**Zone:** Heavy Commercial

**Lease From:** 2024-07-01T00:00:00.000

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## Building Details

**Water:** Available

**Number of Levels:** 1

**Building Type:** Warehouse

**Exterior material:** Steel

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## Amenities & Features

**Sewer:** Available

**Heating:** Gas Forced Air

**Cooling:** None

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## Miscellaneous

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/349960>

**Showing Instructions:** Appointment Needed

**Parcel Number:** 000A37466U

**List Office Name:** Montana Listings

**Possession:** At Closing

**Subdivision:**  
Chinook LANDING  
COMMERCIAL

**Occupancy:** Tenant

**Office Sq Ft:** 0 sq ft

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## Fees and Taxes

**Tot Taxes:** \$1,776

**Gross Annual Income:** \$12,000

