

For Sale

## **Industrial Property**

6,000 SF | \$480,000



### 1702 1st Ave North

Billings, Montana 59101

#### **Property Highlights**

- APX 6000 SF total
- Retail 1506 SF
- · Warehouse 4,494 SF
- · 2 Overhead doors
- 1 overhead door is 10x10
- 1 overhead door is 10x12

#### **Property Description**

APX 6000 SF Retail Warehouse for sale

Great Downtown Location

The Property is located on the corner of N 17th St and 1St Ave North

Easy Access to Lockwood and Heights

2 miles to I90 East and West

Just blocks away from the Rimrock Auto Arena

OFFERING SUMMARY		
Sale Price	\$480,000	
Lot Size	0.14 Acres	
Building Size	6,000 SF	

DEMOGRAPHICS				
Stats	Population	Avg. HH Income		
1 Mile	6,299	\$35,841		
3 Miles	51,233	\$49,901		
5 Miles	94,141	\$53,189		

### For more information

Brian McDonald
O: 406 294 6303

bmcdonald@naibusinessproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3312 4th Avenue North Billings, MT 59101 406 256 5000 tel naibusinessproperties.com





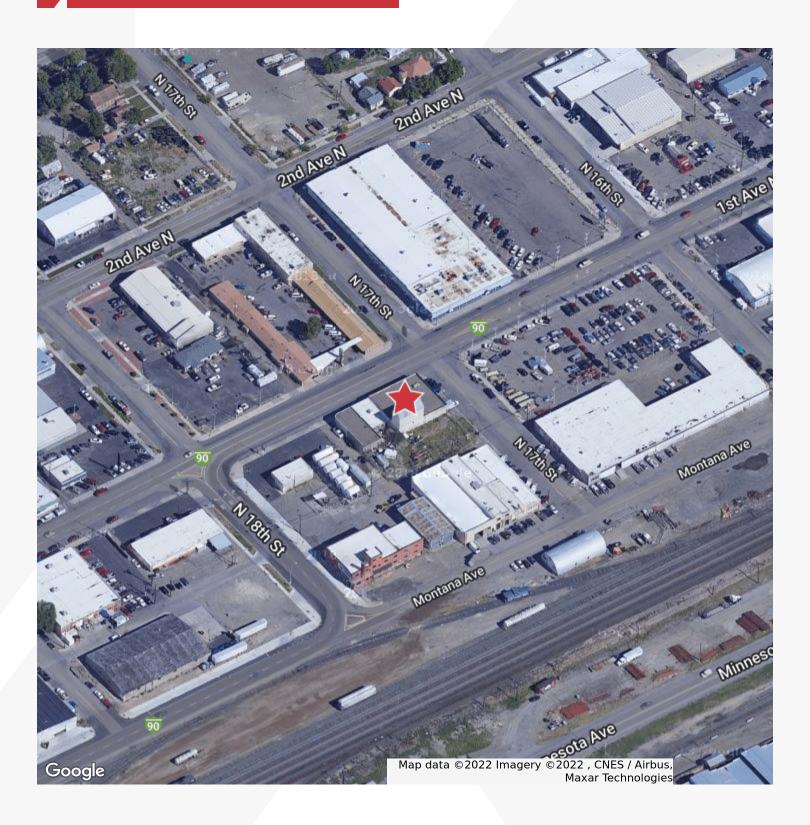




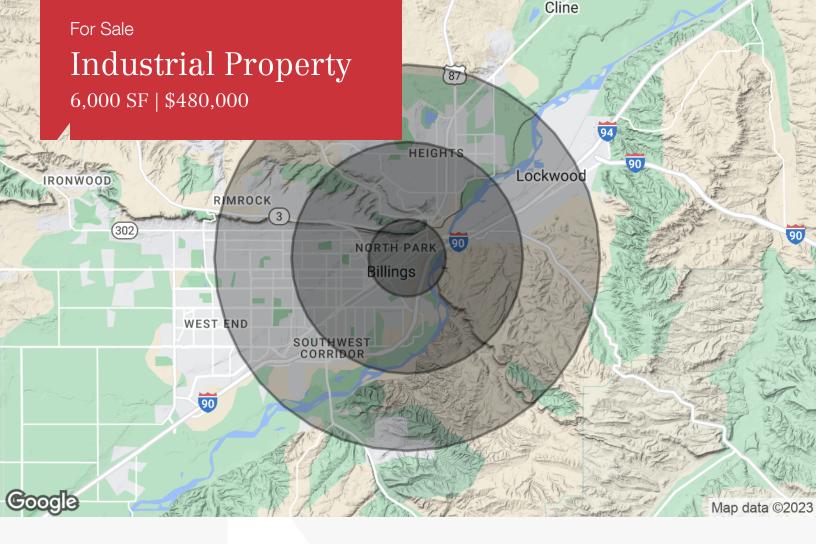
For Sale

# **Industrial Property**

6,000 SF | \$480,000







Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,299	51,233	94,141
MEDIAN AGE	35.4	34.9	35.2
MEDIAN AGE (MALE)	35.7	33.9	33.7
MEDIAN AGE (FEMALE)	34.0	36.1	37.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,746	21,665	39,615
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$35,841	\$49,901	\$53,189
AVERAGE HOUSE VALUE	\$129,724	\$148,055	\$156,875
Race	1 Mile	3 Miles	5 Miles
11400			
% WHITE	83.5%	87.5%	90.2%
	83.5% 0.6%	87.5% 1.6%	90.2% 1.0%
% WHITE			
% WHITE % BLACK	0.6%	1.6%	1.0%
% WHITE % BLACK % ASIAN	0.6% 0.3%	1.6% 0.6%	1.0% 1.0%
% WHITE % BLACK % ASIAN % HAWAIIAN	0.6% 0.3% 1.6%	1.6% 0.6% 0.5%	1.0% 1.0% 0.3%
% WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	0.6% 0.3% 1.6% 9.9%	1.6% 0.6% 0.5% 7.2%	1.0% 1.0% 0.3% 5.4%

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

