



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

For Sale

Industrial Property

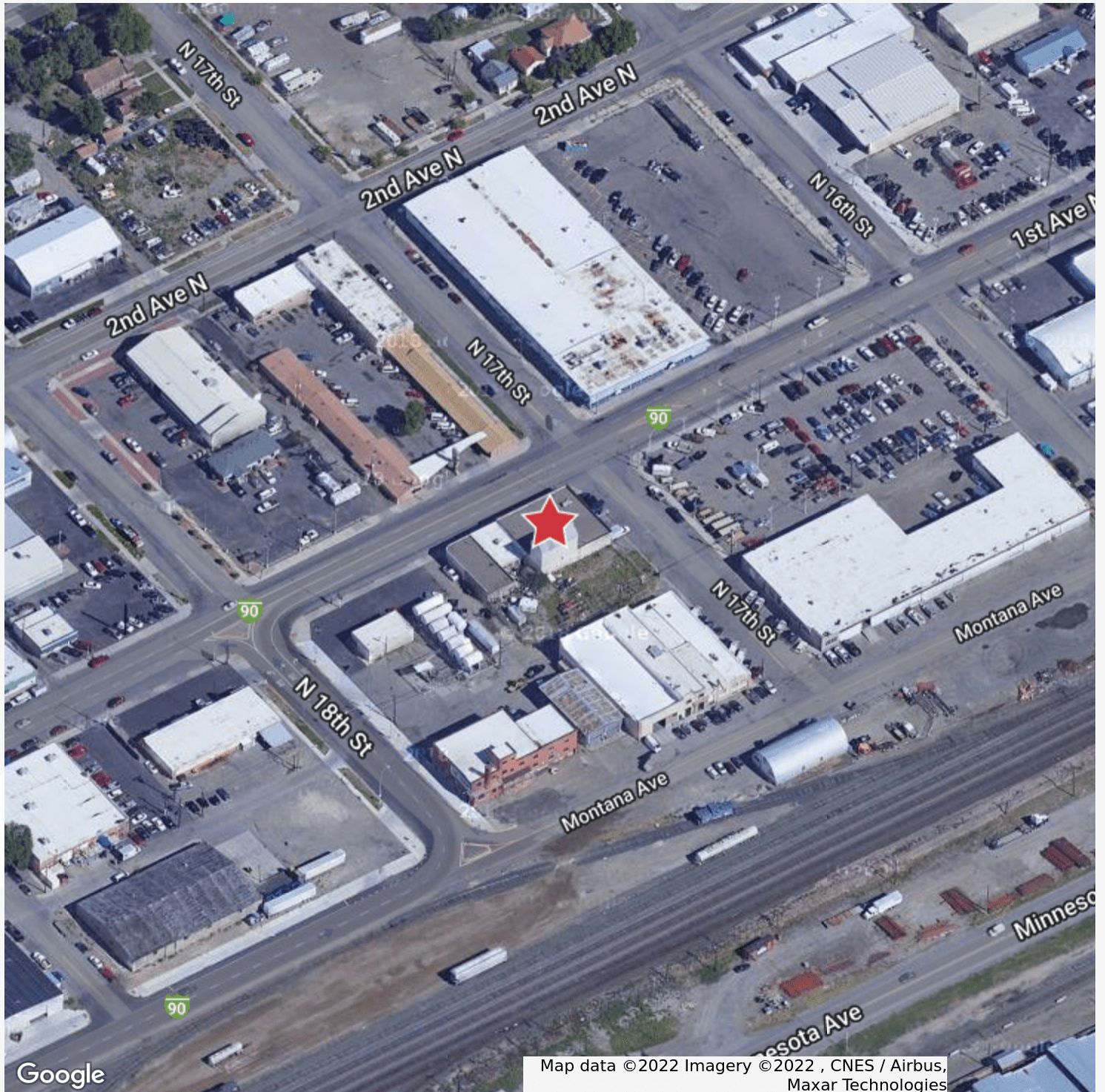
6,000 SF | \$480,000



For Sale

Industrial Property

6,000 SF | \$480,000



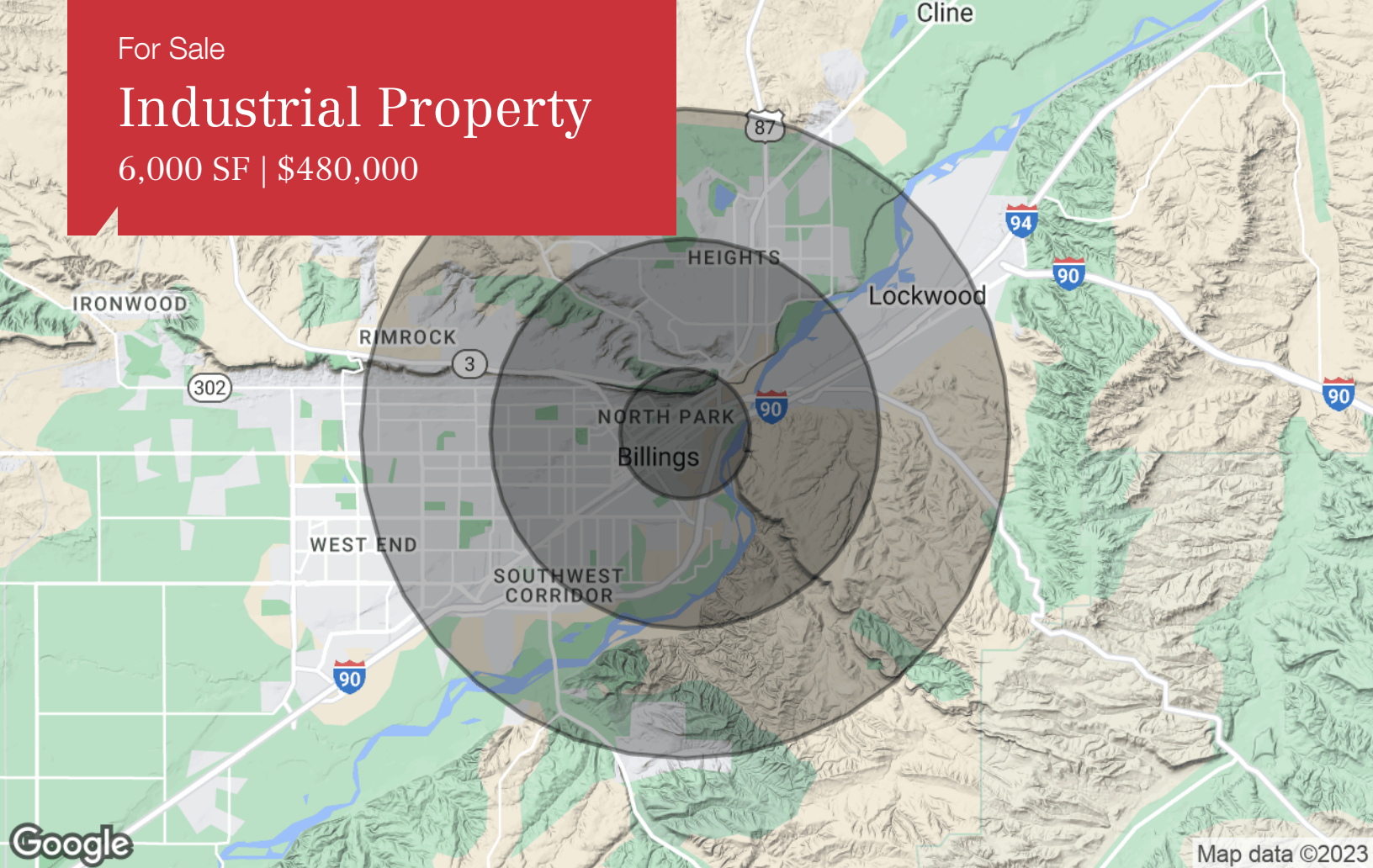
Google

Map data ©2022 Imagery ©2022 , CNES / Airbus,
Maxar Technologies

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
% WHITE	83.5%	87.5%	90.2%
% BLACK	0.6%	1.6%	1.0%
% ASIAN	0.3%	0.6%	1.0%
% HAWAIIAN	1.6%	0.5%	0.3%
% INDIAN	9.9%	7.2%	5.4%
% OTHER	5.6%	3.2%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	11.8%	8.2%	6.7%

* Demographic data derived from 2020 ACS - US Census