

Duck's Painting Shop

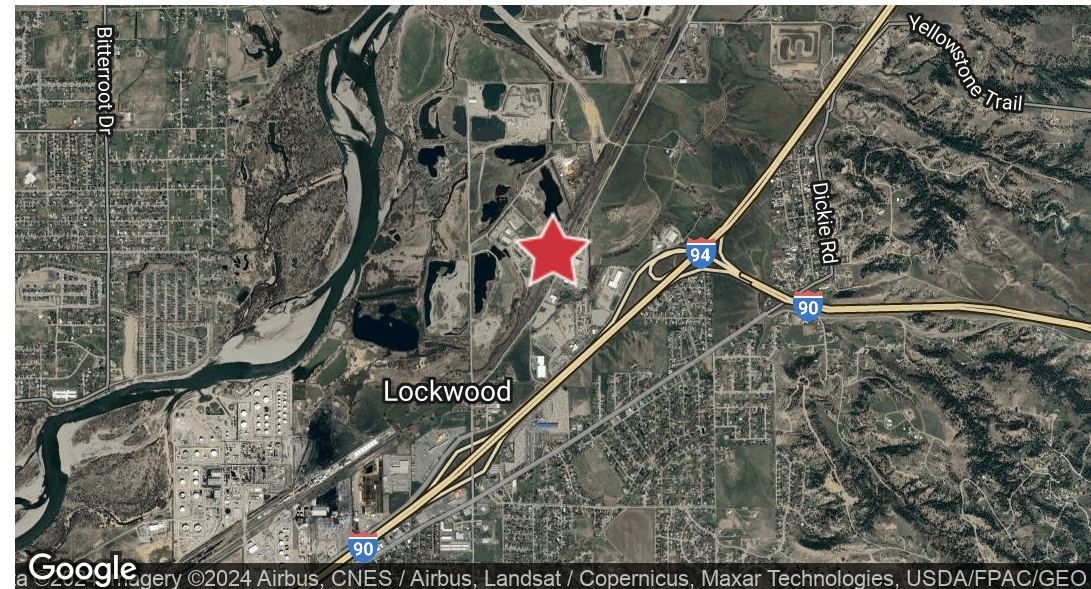
1443 Coulson Road Billings, MT 59101



NAIBusiness Properties

For Sale | Warehouse & Business

- Real Estate Only: \$995,000 (14,788 SF of shop space)
- Business Only: \$275,000 (Includes all FF&E/3 Commercial Paint Booths)
- Heavy Industrial Zoning
- Septic & Well
- Very good visibility with access to Johnson Lane I-90 Interchange



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.



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Offering includes both real estate and business (Duck's Painting Shop), offered separately or combined depending on buyer preference. The site offers two warehouse structures with the main shop offering 13,688 SF of warehouse/office space with multiple overhead doors, three paint booths, built in 1983. The second structure offers 1,100 SF of cold storage space and was built in 1999. The lot totals 4.736 acres and offers ample off street parking, yard space with excellent ingress and egress. Duck's Painting Shop, established in 1987, is the only commercial painting operation that can service trucks and semi trailers in the greater Yellowstone County area and has customers throughout Montana and regionally (Wyoming, North Dakota, etc).

PROPERTY DETAILS

SALE PRICE	\$995,000 (Real Estate Only)
LOT SIZE	4.736 Acres
BUILDING SIZE	14,788 SF
YEAR BUILT	1983/1999
ZONING	Heavy Industrial



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Real Estate Info

- 14,788 SF: Includes 13,688 SF of shop space built of pre-engineered steel construction, includes small office and reception area up front and a 1,100 SF cold storage shop
- Steel Roof/Siding
- Gas Blower Heating
- Three Phase Power
- Air Compressors
- Heavy Industrial Zoning
- Septic & Well
- Very good visibility with access to Johnson Lane I-90 Interchange

Business Info (Established in 1987)

- Paint Booth 1: 16'x16'x64' (top picture)
- Paint Booth 2: 16'x16'x64' (middle picture)
- Paint Booth 3: 12'x12'x40' (bottom picture)
- Only commercial painting operation that can service trucks and semi trailers in the greater Yellowstone County area
- Customers throughout Montana and regionally (Wyoming, North Dakota, etc)
- Commercial painting operations: tractor trailers, horse trailers, dump trucks, buses, tanker, etc and utilizes sand blasting technology to remove old paint and corrosion



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