2811 - 2821 US HIGHWAY 87 N

2811 - 2821 US HIGHWAY 87 N, BILLINGS, MT 59105



PROPERTY DESCRIPTION

3.28 Acre parcel on busy US HWY 87 N has great potential! Priced at $450,000. Heavy Commercial Zoning uses could include office, warehouse, retail with drive thru, RV park, daycare or outdoor amusement activities. *No Alcohol/Gaming due to proximity to school*

PROPERTY HIGHLIGHTS

- CX-Heavy Commercial Zoning
- 2 lots consisting of 3.28 Acres (142,877 sq. ft.)
- Heights Water
- 4 - RV Hook-Ups (4 more being built)
- Building Rentals & Fenced Outside Storage
- Convenient - Easy Access - Trees
- Adjacent to Independent School
- 2020 Taxes Parcel 2A: $458.47
- 2020 Taxes Parcel 3: $3521.82

OFFERING SUMMARY

Sale Price:	$450,000
Lot Size:	3.28 Acres

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	872	53,389	79,395
Total Population	2,350	127,074	191,924
Average HH Income	$64,277	$56,197	$63,072

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Commercial Real Estate

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DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total population	2,350	127,074	191,924
Median age	36.6	36.9	37.8
Median age (Male)	34.6	35.3	36.4
Median age (Female)	38.7	39.0	39.3
Total households	872	53,389	79,395
Total persons per HH	2.7	2.4	2.4
Average HH income	$64,277	$56,197	$63,072
Average house value	$166,163	$168,131	$201,810

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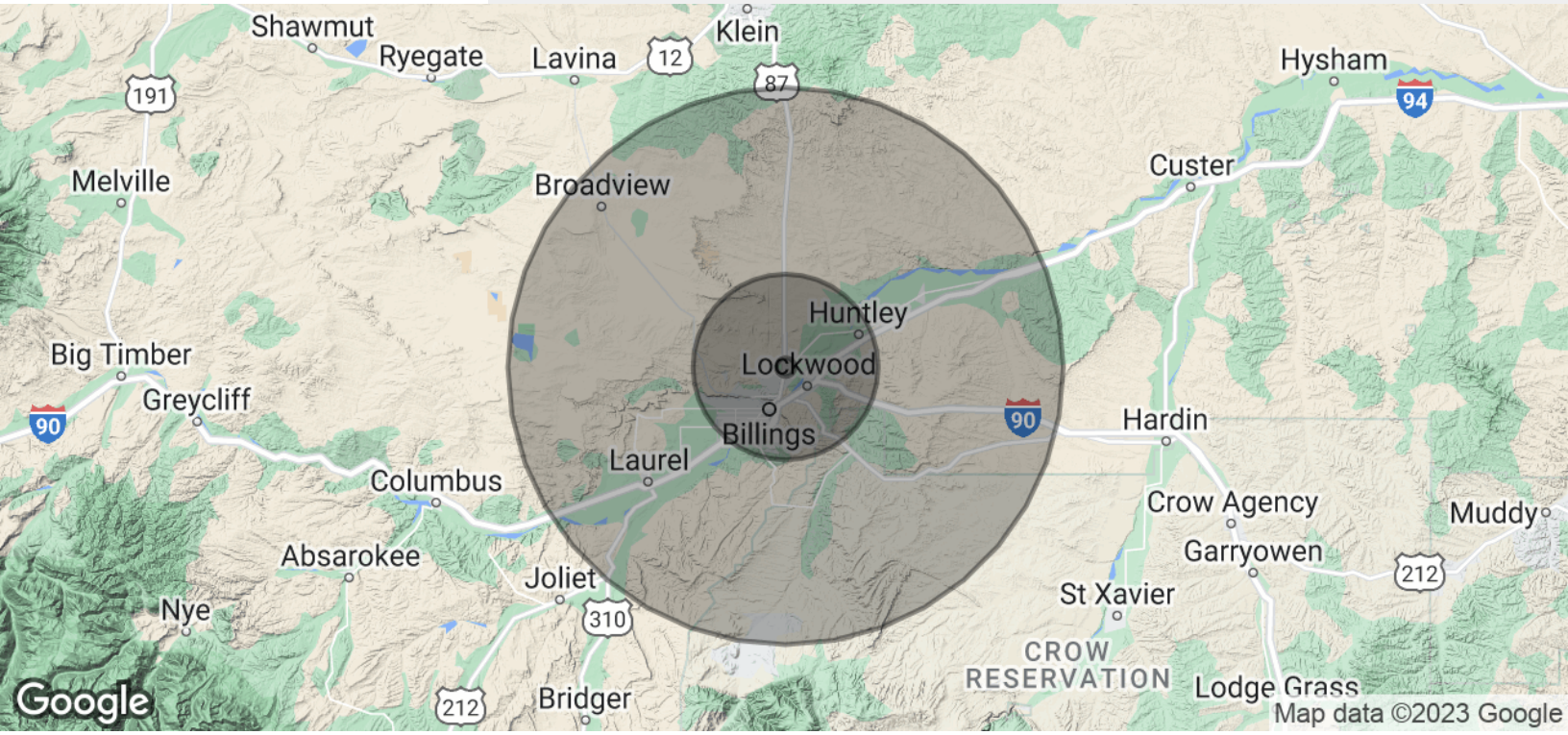
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** Demographic data derived from 2020 ACS - US Census*

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