

WAREHOUSE FOR SALE

545 LAURIE LANE

545 Laurie Lane, Billings, MT 59105



OFFERING SUMMARY

SALE PRICE:	\$349,500
LOT SIZE:	1.794 Acres
ZONING:	Corridor Mixed Use - 2 (CMU-2)

PROPERTY OVERVIEW

****CONTINGENT!****
545 LAURIE LN | BILLINGS
NOW \$349,500 - 78,160 SF

Corridor Mixed Use -2 zoning. Unobstructed visibility from Main street with good access from Main St both North and South. City Services in Street. Call agent for details. Info per Orion/County Data, buyer to verify.

PROPERTY HIGHLIGHTS

- 78,160 SF
- Corridor Mixed Use -2 zoning.
- Visibility from Main Street
- Good access from Main St both North and South
- City Services in Street
- Call agent for details.

KW COMMERCIAL
80 25th St West,
Suite 1
Billings, MT 59102

PAT SCHINDELE
Broker And Co-Owner
O: 406.591.2551
pat@patschindele.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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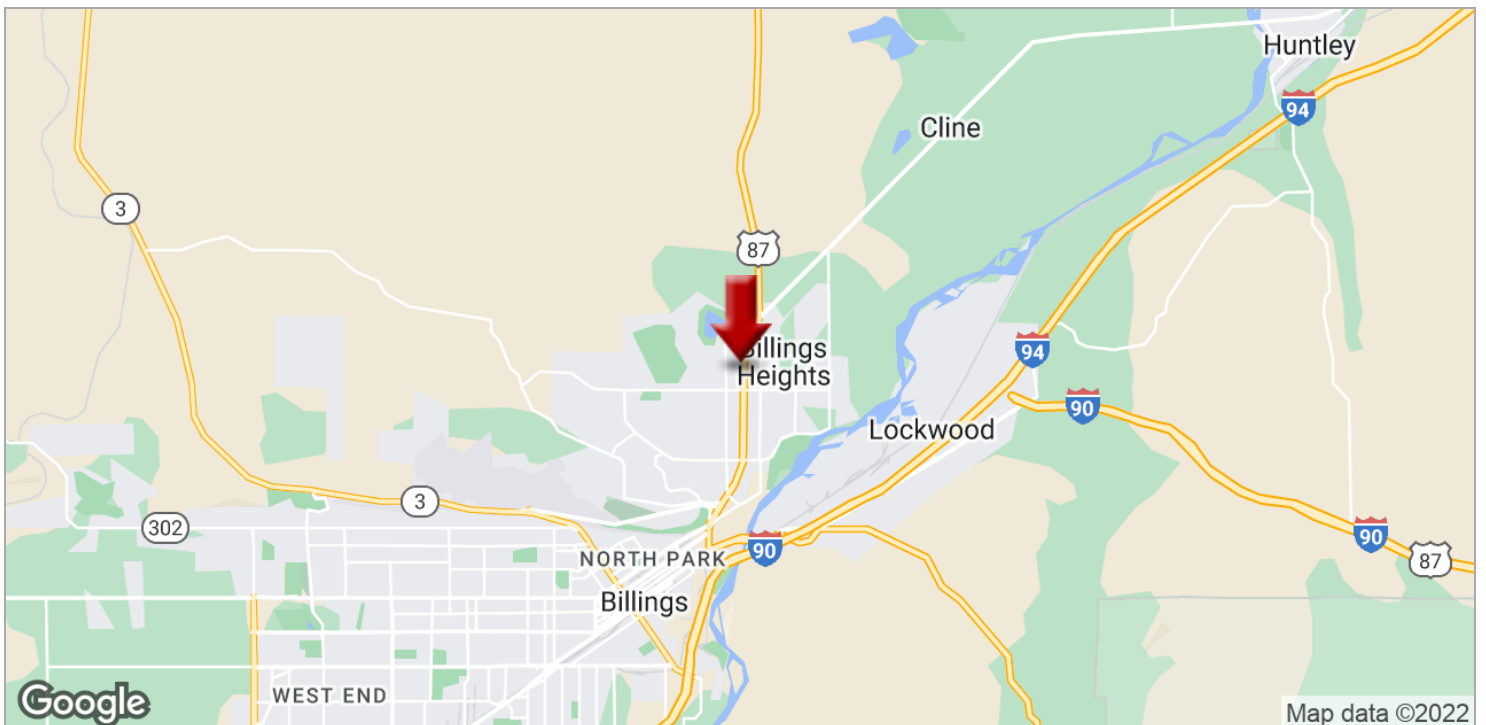
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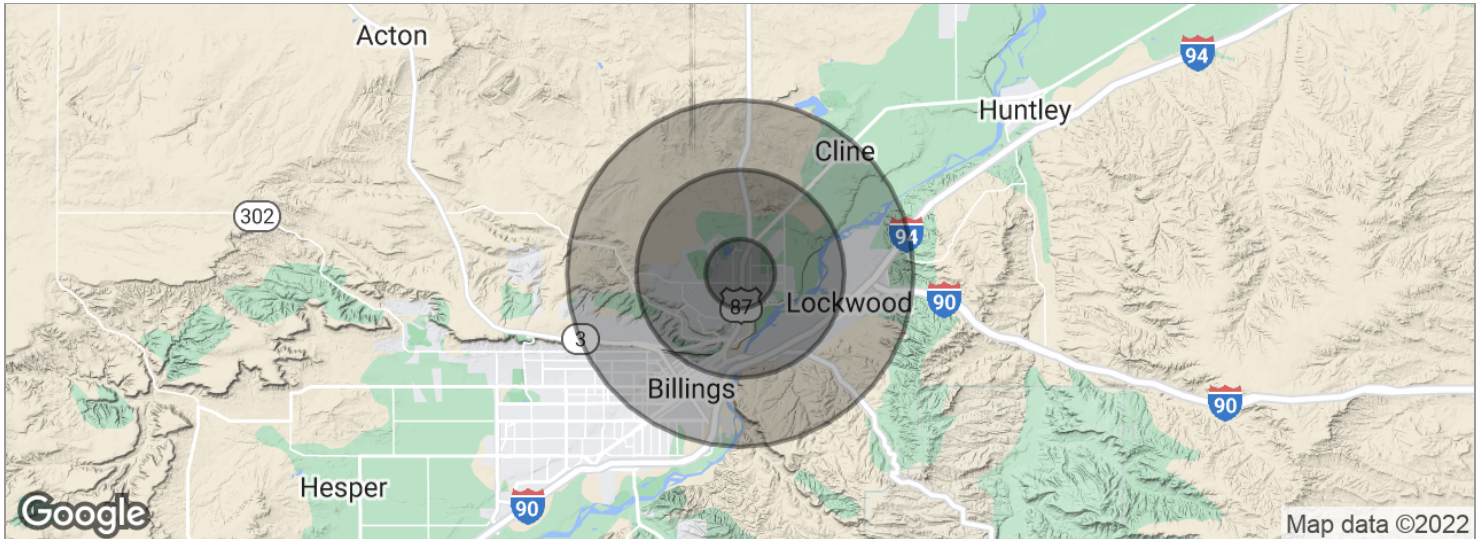
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,287	32,713	59,707
Median age	37.8	36.1	35.8
Median age (male)	35.8	33.9	34.3
Median age (Female)	38.9	38.3	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,538	13,268	24,511
# of persons per HH	2.5	2.5	2.4
Average HH income	\$56,441	\$59,210	\$54,139
Average house value	\$164,927	\$157,877	\$157,614

* Demographic data derived from 2020 ACS - US Census

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