

LAND FOR SALE

1436 GRAND AVE

1436 Grand Avenue, Billings, MT 59102



OFFERING SUMMARY

SALE PRICE:	\$98,800
LOT SIZE:	0.226 Acres
ZONING:	Mixed Use 2
PRICE / SF:	\$10.04

PROPERTY OVERVIEW

This lot sits immediately South of the Burger King Parking lot on Grand Ave. Please see aerial photo. Corridor Mixed Use - 2 zoning, partially paved. Direct access off of Grand Ave through the Burger King parking lot. Lot is currently taxed with the lot to the north. Taxes TBD. Call agent for more info. All info per county records and seller, Buyer to verify.

PROPERTY HIGHLIGHTS

- Corridor Mixed Use - 2 zoning
- Direct access off of Grand Ave through the Burger King parking lot

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

PAT SCHINDELE
Broker And Co-Owner
O: 406.591.2551
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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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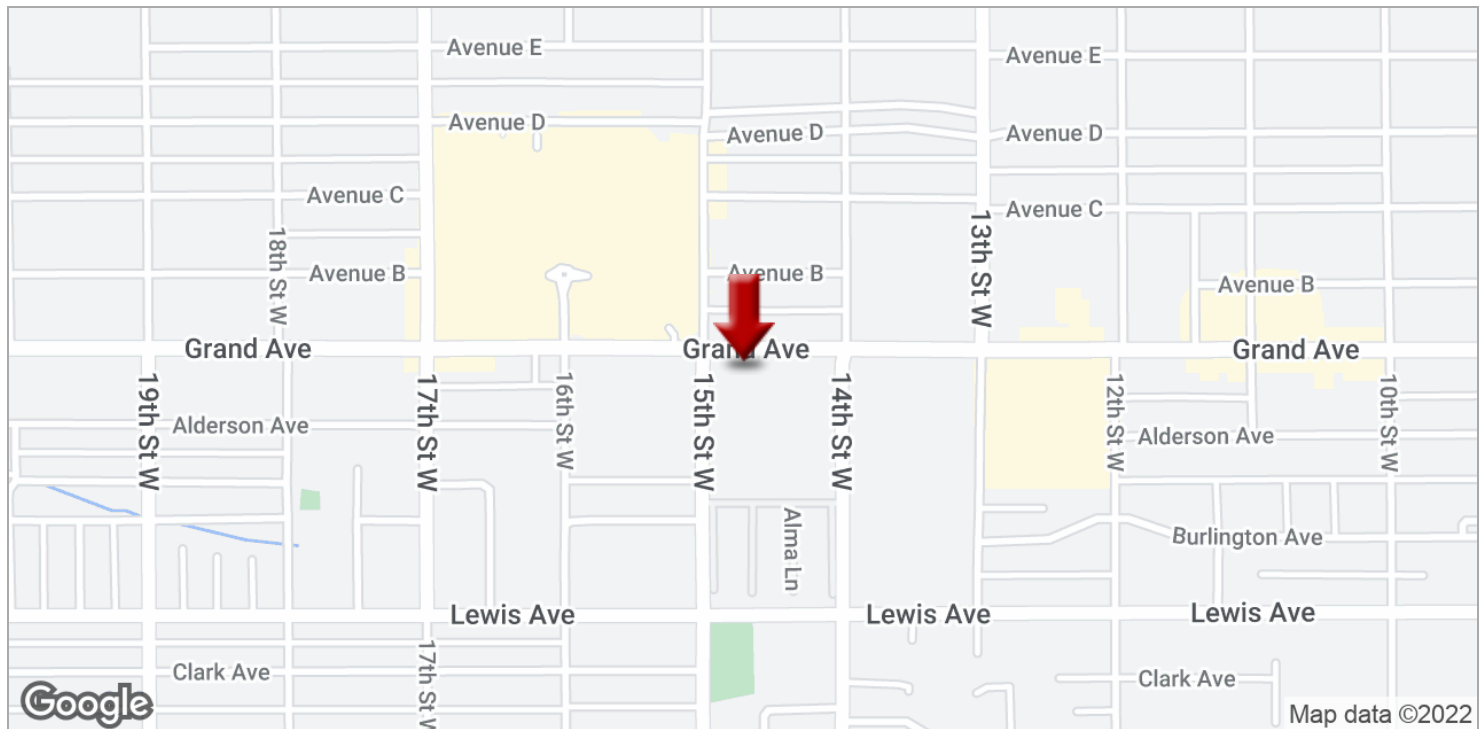
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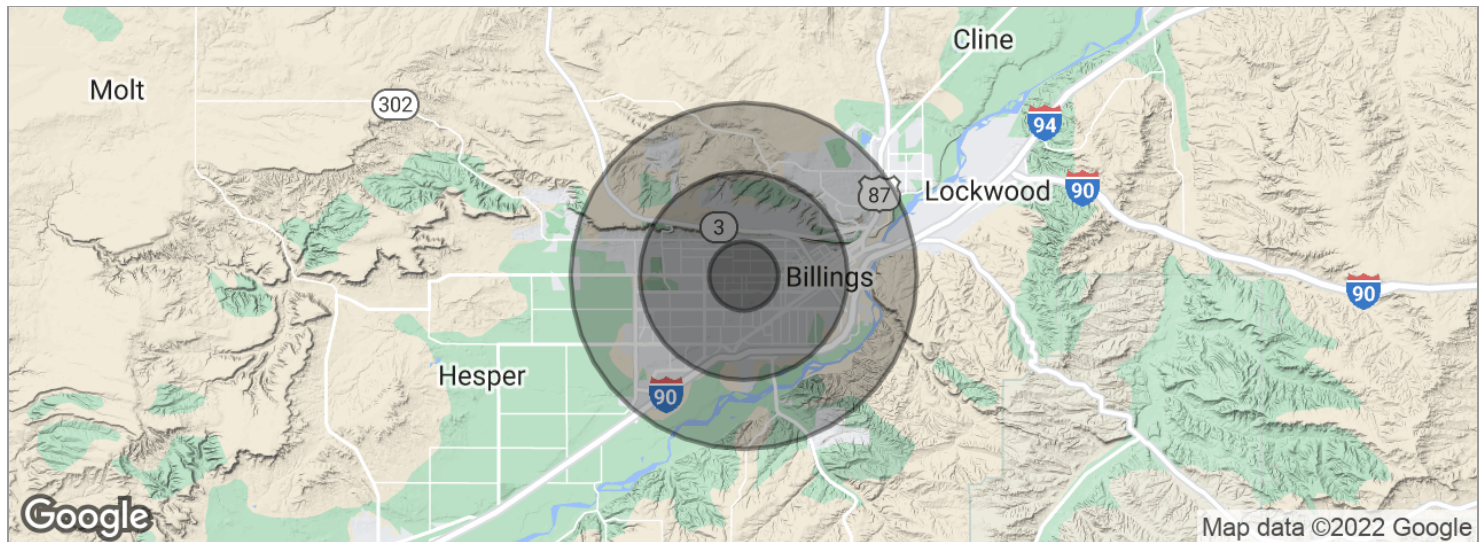
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,516	66,776	114,139
Median age	35.3	37.6	37.7
Median age (male)	33.0	35.9	35.9
Median age (Female)	40.3	40.2	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,322	29,267	49,636
# of persons per HH	2.1	2.3	2.3
Average HH income	\$50,747	\$57,468	\$57,157
Average house value	\$154,527	\$188,798	\$181,623

* Demographic data derived from 2020 ACS - US Census

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