



235 Moore Lane

Billings, Montana 59101

Property Highlights

- Great Investment Property
- Midtown Location
- Zoned CX-Heavy Commercial
- Building is APX 17,377 SF
- Lot 52,098 SF
- 4 Overhead Doors
- Graveled & Fenced Storage Yard with drive-through access
- Outside Storage building Apx. 2,088 SF
- 20 off-street parking spots for the office
- Net Rent \$139,200
- For Sale \$2,100,000

Property Description

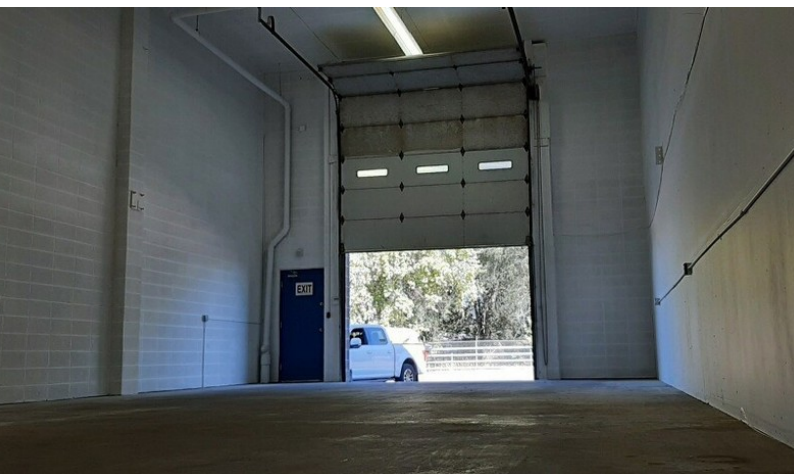
Great investment property. The property is located on Moore Lane making it accessible to all parts of town. The back lot is fully fenced & secure. The front lot is paved with excellent visibility on Moore Lane & has access to 20 shared parking spaces.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	52,098 SF
Building Size:	17,377 SF
NOI:	\$139,200

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,965	26,966	46,494
Total Population	8,690	61,771	107,280
Average HH Income	\$47,178	\$52,129	\$55,848







Brian McDonald
 Broker/Principal | 406.294.6303
 bmcDonald@naibusinessproperties.com

