



1625 2nd Ave N

Billings, Montana 59101

Property Highlights

- 42,000 SF
- Downtown Billings
- Rectangular shape
- Level Topography
- Fully Fenced
- 2nd Ave N. & N. 17th St. Access

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	42,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,481	23,312	40,903
Total Population	4,426	49,640	88,550
Average HH Income	\$36,623	\$60,714	\$68,858

Property Description

Introducing a prime piece of real estate in the heart of downtown Billings! This exceptional property offers a generous 42,000 square feet of land, making it a rare and valuable opportunity for investors and developers.

Located in the bustling downtown area, this parcel of land is strategically positioned for maximum exposure and accessibility. It's ideal for a wide range of commercial endeavors, whether you're considering a mixed-use development, office space, or retail establishment.





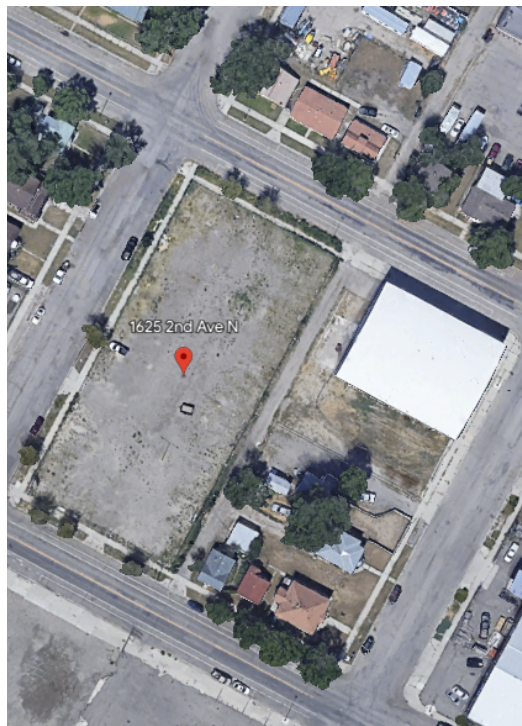
FOR SALE



LAND



42,000 SF



<https://www.naibusinessproperties.com>

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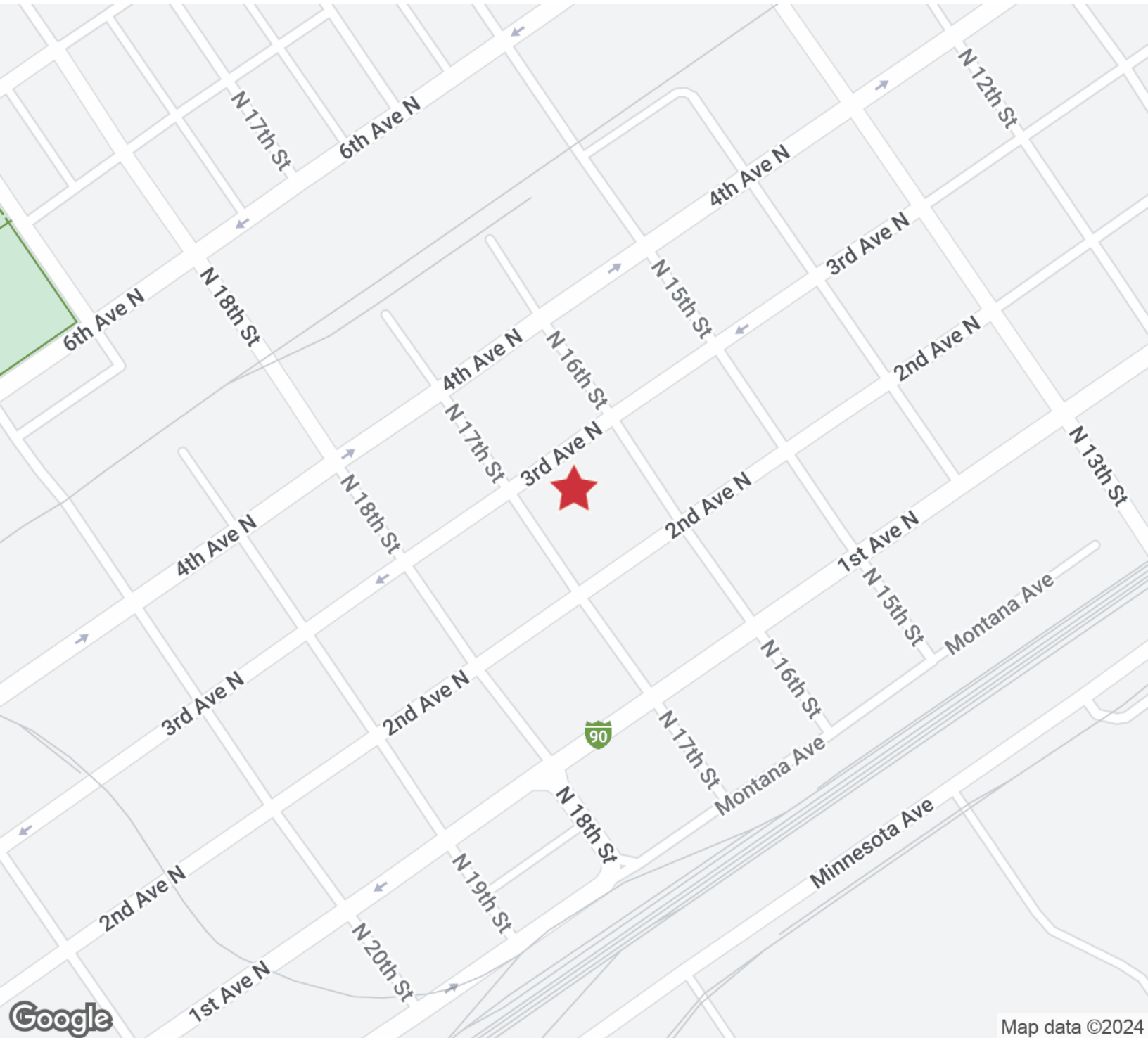
FOR SALE



LAND



42,000 SF



Map data ©2024

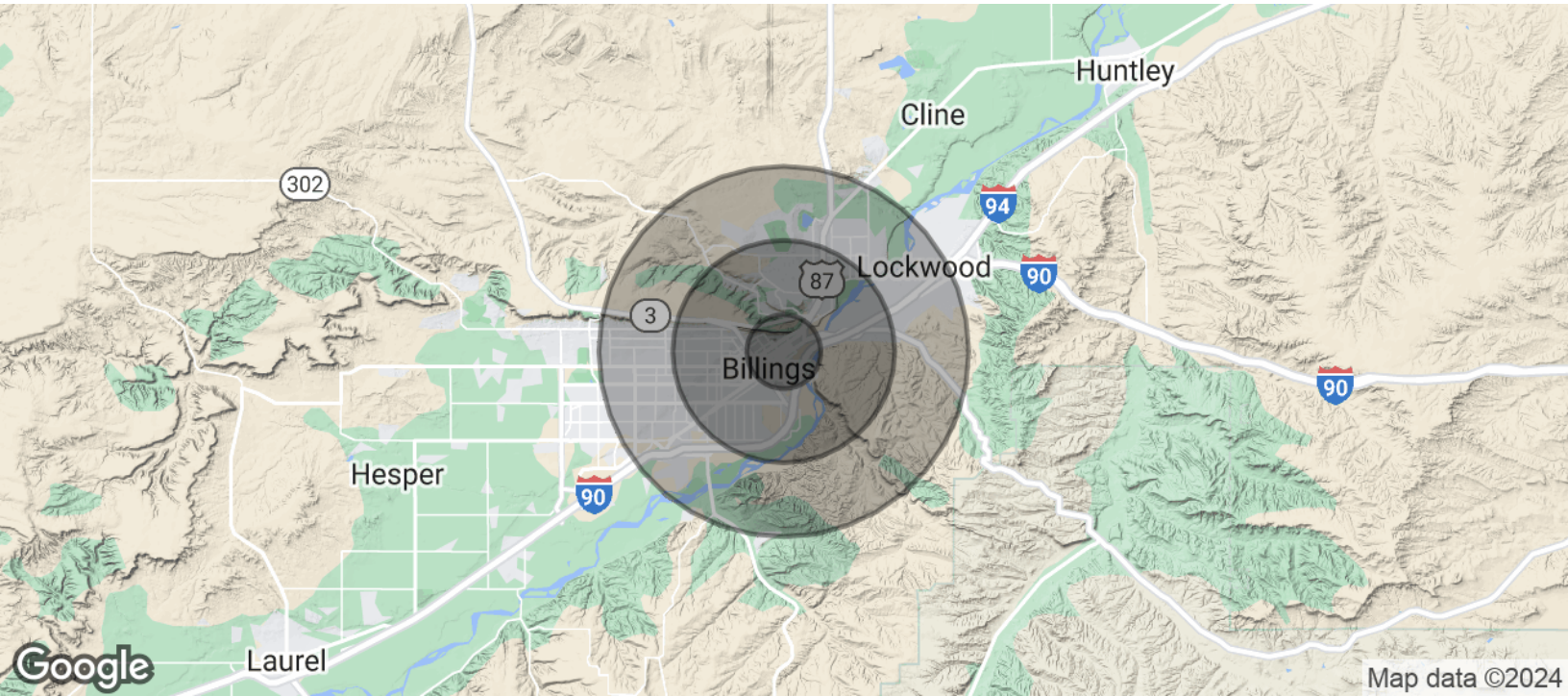


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,426	49,640	88,550
Average Age	32.6	35.3	37.6
Average Age (Male)	32.1	34.2	36.5
Average Age (Female)	34.4	37.0	39.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,481	23,312	40,903
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$36,623	\$60,714	\$68,858
Average House Value	\$173,573	\$193,938	\$212,043

* Demographic data derived from 2020 ACS - US Census

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