



3950 S. Frontage Road

Billings, Montana 59101

Property Highlights

- Over 8 acres
- \$5.50/SF
- CX Zoning
- Easy I-90 Access

Property Overview

Introducing a prime commercial real estate opportunity in Billings! This expansive property boasts over 8 acres along the S. Frontage road, with the added allure of backing up to the majestic Yellowstone River to the South. The CX Heavy commercial zoning offers immense potential for a wide range of commercial endeavors. Imagine the possibilities and envision your business thriving in this strategic and picturesque location. Act now and seize this chance to shape your commercial dreams into a reality!

Offering Summary

Sale Price:	\$1,945,150
Available SF:	353,663
Lot Size:	8.119 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,986	16,474	36,624
Total Population	4,825	34,007	76,538
Average HH Income	\$56,251	\$55,998	\$67,839

For More Information

Matt Robertson, SIOR

O: 406 294 6308

mrobertson@naibusinessproperties.com



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3312 4th Avenue North
Billings, MT 59101
406 256 5000 tel
naibusinessproperties.com

