



1812 Monad Road

Billings, Montana 59102

Property Highlights

- Two buildings 6,136 SF total
- Office Building 2,386 SF
- 5 Private offices
- Reception area
- Kitchenette
- Two bathrooms
- Recently remodeled
- Warehouse 3,750 SF
- LED lighting
- Gas forced heat
- Three phase power
- 14' overhead door
- 16' sidewall height
- Asphalt parking/storage yard
- Property is currently leased for \$3,300 plus utilities
- For Sale \$1,200,000

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	36,364 SF
Office Building SF:	2,386 SF
Warehouse SF:	3,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,697	26,849	45,390
Total Population	6,657	60,004	103,424
Average HH Income	\$56,977	\$56,265	\$56,736





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