



INDUSTRIAL 1,152 - 9,216 SF



#### **PROPERTY DESCRIPTION**

Large 96'x96' engineered steel frame buildings on 5" concrete slab foundation. Each building is divided into 8-24'x48' units. Units can be co-joined to make larger units (24'x96', 48'x48', 72'x96' (6) & 96'x96 (8) units). Community Bathrooms. Gated community, Fully fenced perimeter. Security Cameras at both gated entrances. Paved roads. Annual HOA of \$600/year includes structural insurance. Multiple units available. Pricing:

(1) Unit - \$105,000 (2) Unit - \$210,000 (4) Unit - \$420,000 (6) Unit - \$630,000 (8) Unit - \$840,000

#### LOCATION DESCRIPTION

80th & King

#### **OFFERING SUMMARY**

Sale Price:	\$105,000 - 840,000
Building Size:	1,152 - 9,216 SF

#### **PROPERTY HIGHLIGHTS**

- 1 14' X 14' garage door w/electric operator
- 1 steel man door
- 1 natural gas hanging heater
- 4 bright L.E.D. ceiling lights
- 50 amp plug
- · Ceiling fan
- 6 110V plugins (30 amp or 50-amp plugs can be added)
- R 41 insulation ceiling
- R 25 insulation walls
- · White colored metal liners on all interior walls, bright!
- 5" thick concrete floor
- · Fully fenced with cameras at both entrances



Matt Robertson, SIOR Broker/Principal | 406.294.6308

Jana May Broker | 406.633.1655 mrobertson@naibusinessproperties.com jana@simplyrealestatemt.com | MT #eXp Realty

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FOR SALE



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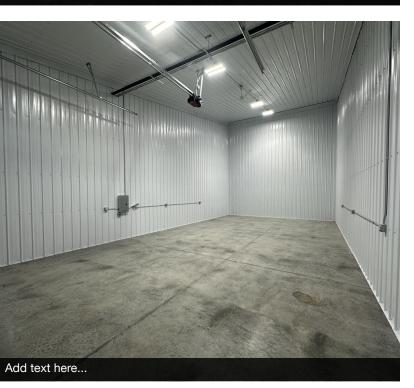
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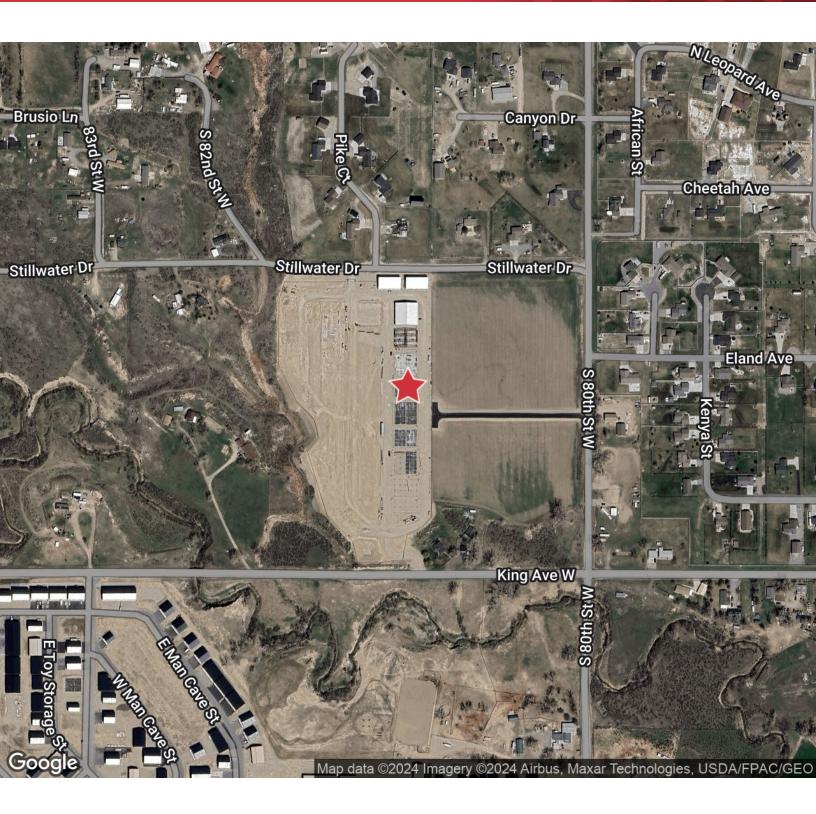
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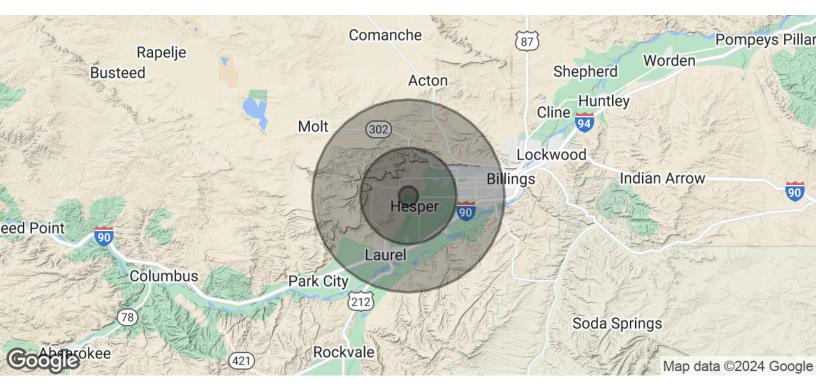
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### **NA** Business Properties FOR SALE



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1 MILE	5 MILES	10 MILES
101	14,678	96,451
43.2	43.4	40.6
38.7	43.2	39.0
43.5	42.7	41.9
1 MILE	5 MILES	10 MILES
39	6,226	44,306
2.6	2.4	2.2
\$102,731	\$149,607	\$89,080
\$200 EEE	¢400.050	\$262,725
	101 43.2 38.7 43.5 <b>1 MILE</b> 39 2.6 \$102,731	101 14,678   43.2 43.4   38.7 43.2   43.5 42.7   1 MILE 5 MILES   39 6,226   2.6 2.4

2020 American Community Survey (ACS)



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