



FOR SALE



LAND



10,500 SF



221 N. 18th St

221 N. 18th Street | Billings, Montana 59101

Property Description

A prime commercial opportunity in the heart of Billings! This corner lot consists of 10,500 square feet. Located in a flexible commercial district, this is an opportunity for a variety of uses.

OFFERING SUMMARY

Sale Price:	\$120,000
Lot Size:	10,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,689	23,654	41,263
Total Population	4,766	50,169	89,245
Average HH Income	\$37,183	\$60,664	\$68,892



<https://www.naibusinessproperties.com>

Haley Vannatta, CCIM

Broker | 406.294.6317

hvannatta@naibusinessproperties.com | MT #62446

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



FOR SALE



LAND



10,500 SF



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



<https://www.naibusinessproperties.com>

Haley Vannatta, CCIM

Broker | 406.294.6317

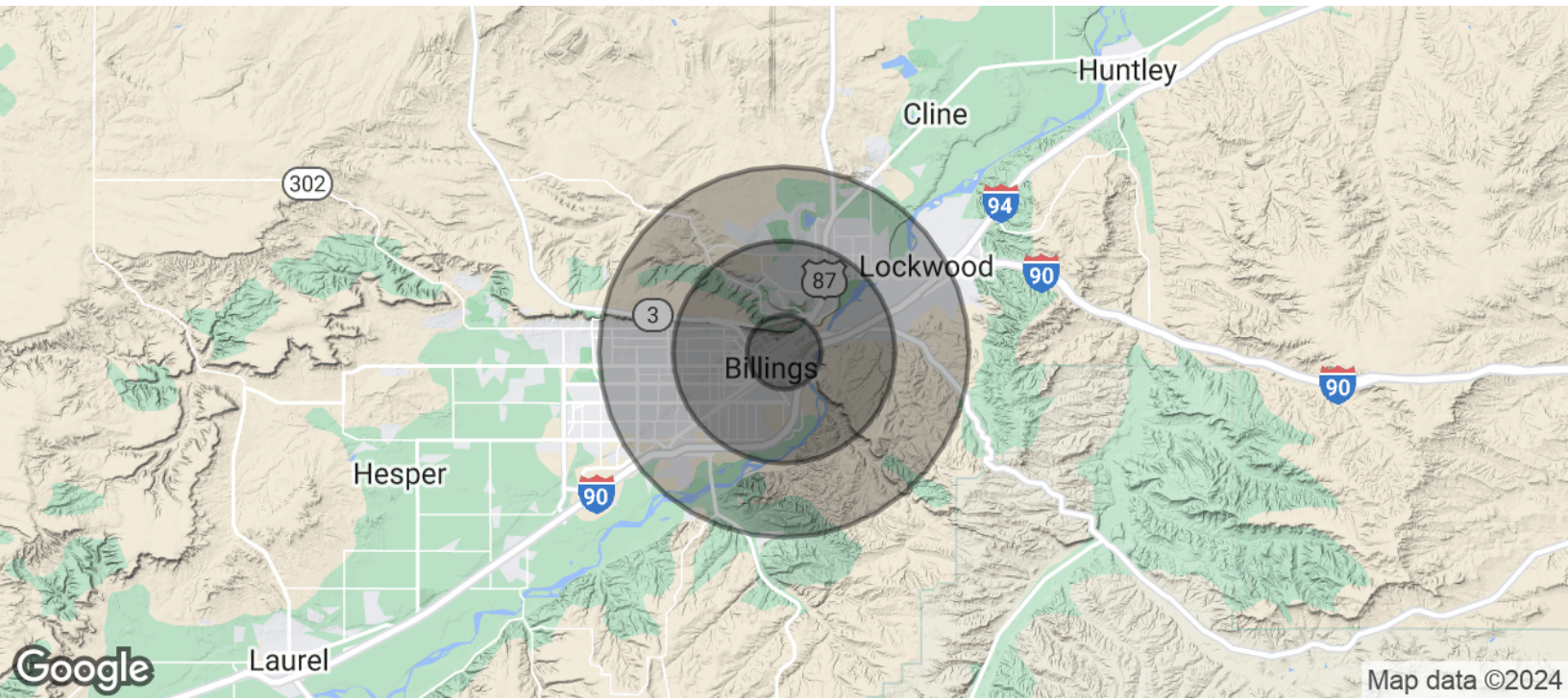
hvannatta@naibusinessproperties.com | MT #62446

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,766	50,169	89,245
Average Age	33.0	35.4	37.6
Average Age (Male)	32.5	34.2	36.5
Average Age (Female)	34.7	37.1	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,689	23,654	41,263
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$37,183	\$60,664	\$68,892
Average House Value	\$168,352	\$193,712	\$212,397

* Demographic data derived from 2020 ACS - US Census

Haley Vannatta, CCIM

Broker | 406.294.6317

hvannatta@naibusinessproperties.com | MT #62446

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com

