



FOR SALE



INDUSTRIAL



10,416 SF



4800 Helfrick Rd

Billings, Montana 59101

Property Highlights

- LOT 2 (7.326 AC) BUILDING INFO:
- 2,536 total SF
- 10' x 10' overhead door
- Electric heat
- 220 volt & 3 phase power
- 36' truck scale
- Paved parking
- LOT 3 (5.254 AC) BUILDING INFO:
- 7,880 total SF
- Large shop with mezzanine
- 16' x 14' overhead door
- 1,560 SF office space
- Multiple outbuildings
- Cold storage
- RV parking (6 spots)

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$895,000 |
| Lot Size: | 12.58 Acres |
| Building Size: | 10,416 SF |

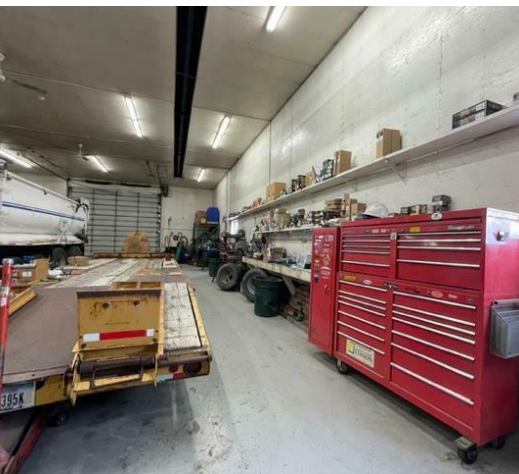
| DEMOGRAPHICS | 1 MILE | 10 MILES | 30 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8 | 41,086 | 74,030 |
| Total Population | 22 | 86,514 | 164,282 |
| Average HH Income | \$87,674 | \$71,830 | \$81,454 |



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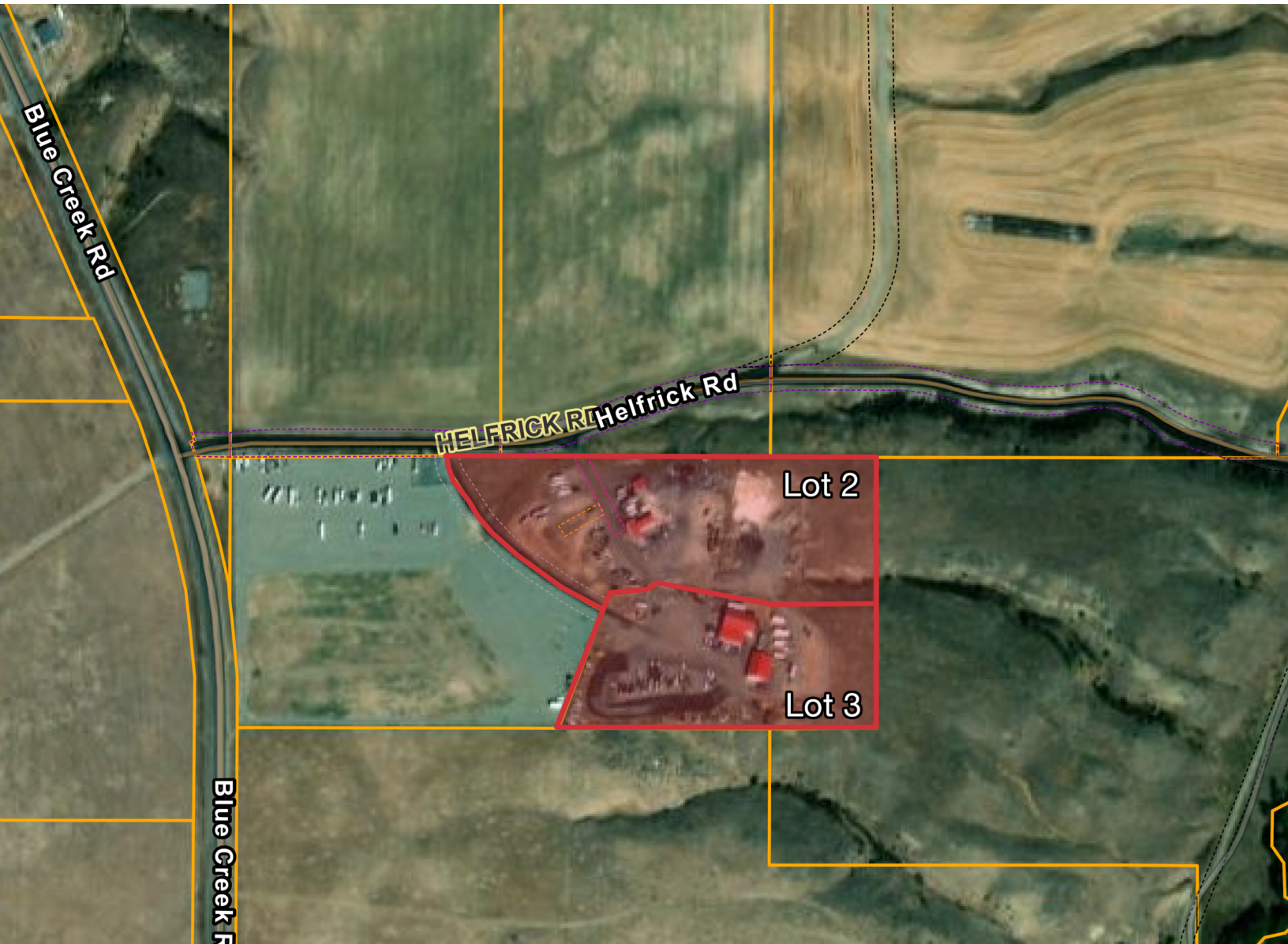
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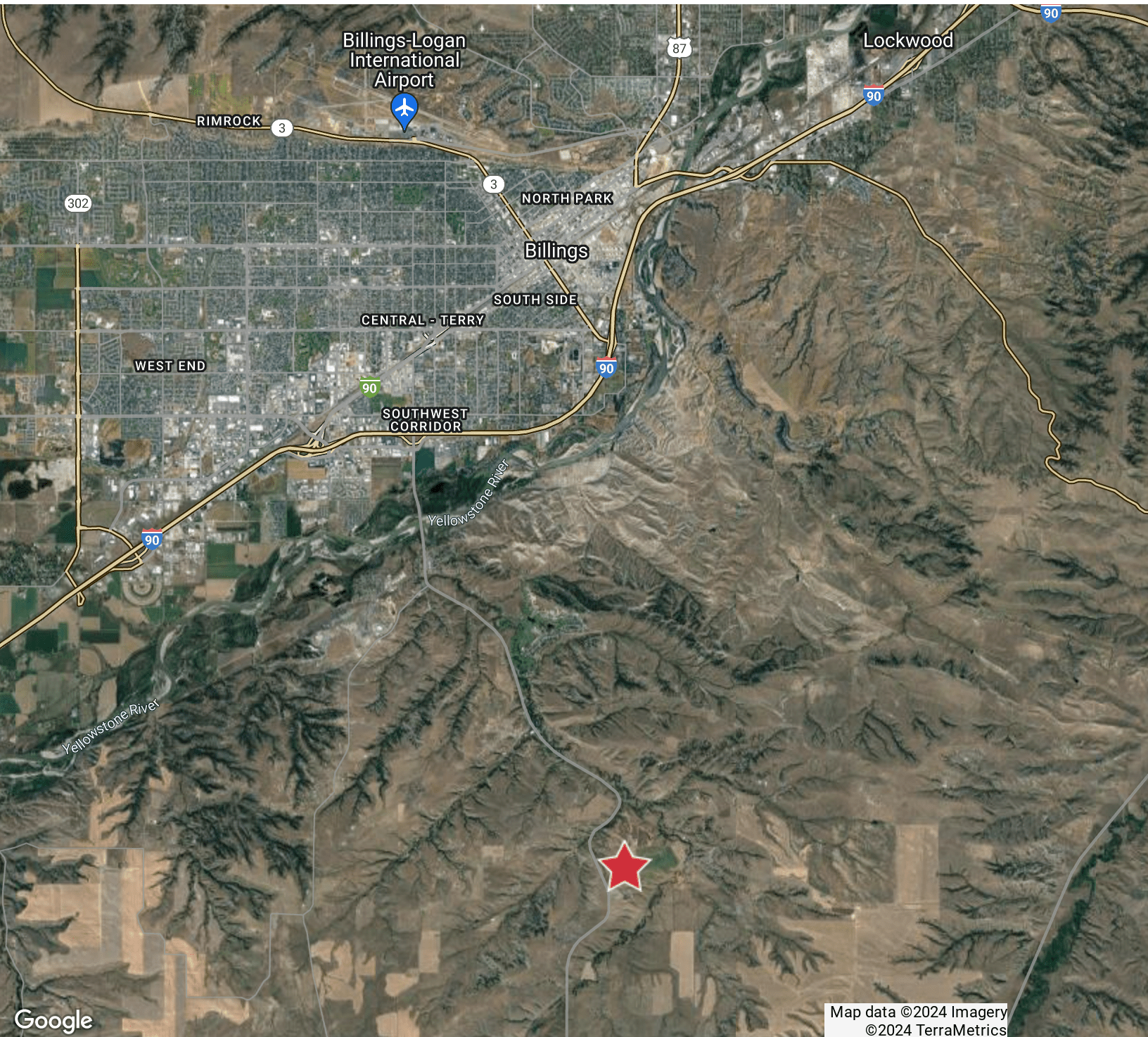
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