



2146 Old Hardin Road

Billings, Montana 59101

Property Highlights

- 7,842 SF Building
- Lot: 20,567 (Apx. .47 Acres)
- Three individual warehouse spaces.
- Showroom. Two private offices. Three bathrooms.
- Nice clean space.
- Fully leased at \$4,060 per month, plus triple net (NNN) charges
- New 3 Year Lease ends April, 2020
- Price: \$630,000

Property Description

Good sized Investment Property: 7,842 SF and selling for \$630,000. Nice clean space. Also a showroom area. This building is fully lease with rent coming in at \$4,060 per month and triple net charges. This three-year lease ends April 2020.

OFFERING SUMMARY

Sale Price	\$630,000
Lot Size	0.47 Acres
Building Size	7,842 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,455	\$47,897
5 Miles	40,897	\$53,957
10 Miles	111,741	\$54,397

For more information

Brian McDonald

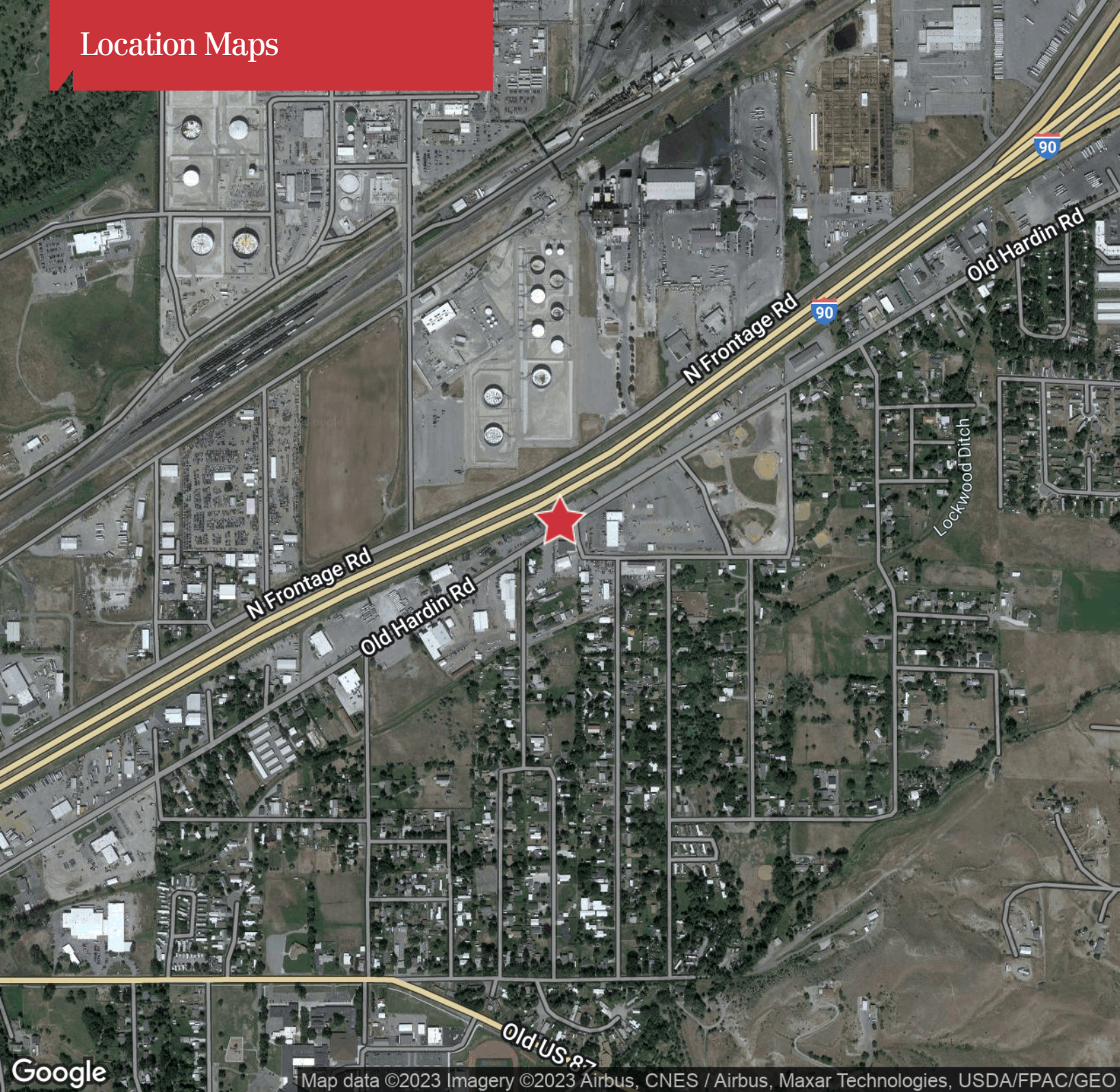
O: 406 294 6303

bmcDonald@naibusinessproperties.com

Additional Photos



Location Maps



LOCATION DESCRIPTION

2146 Old Hardin Road is in Lockwood, a separate community from Billings but yet almost like a suburb. Close to several road and highways makes for easy access and convenience for the new owner of this property.