



1005 and 1027 Main Street

Billings, Montana 59105

Property Highlights

- Prime area of Billings
- Lot 1 and 2: 70,230 SF
- 250 Feet of Main Street Frontage
- Just east of Jiffy Lube & AutoZone
- Front Building: Approx. 3,800 SF
- Back Building: Approx. 2,700 SF
- City Services
- Traffic count: 35,600 ADT
- Off sites completed
- Zoned Highway Commercial
- Lot 1: 40,505 SF, \$689,000 can be purchased separately
- Sale Price \$1,700,000

Property Description

Land and neighboring lot with building for sale. Great price, super location.

OFFERING SUMMARY

Sale Price	\$1,700,000
Lot Size	1.63 Acres
Building Size	6,500 SF

DEMOGRAPHICS

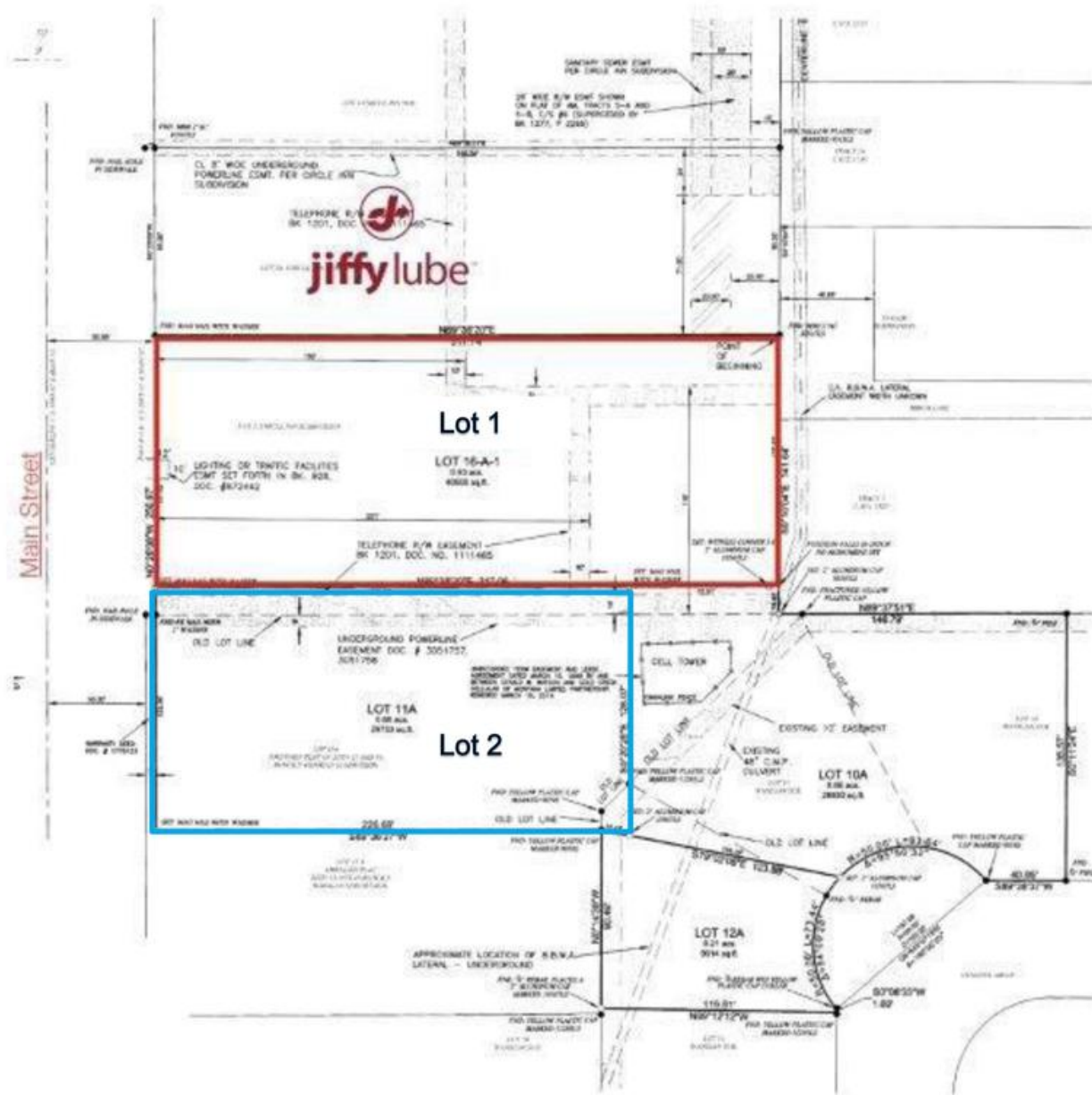
Stats	Population	Avg. HH Income
1 Mile	6,715	\$46,022
3 Miles	37,501	\$56,546
5 Miles	70,059	\$53,036

For more information

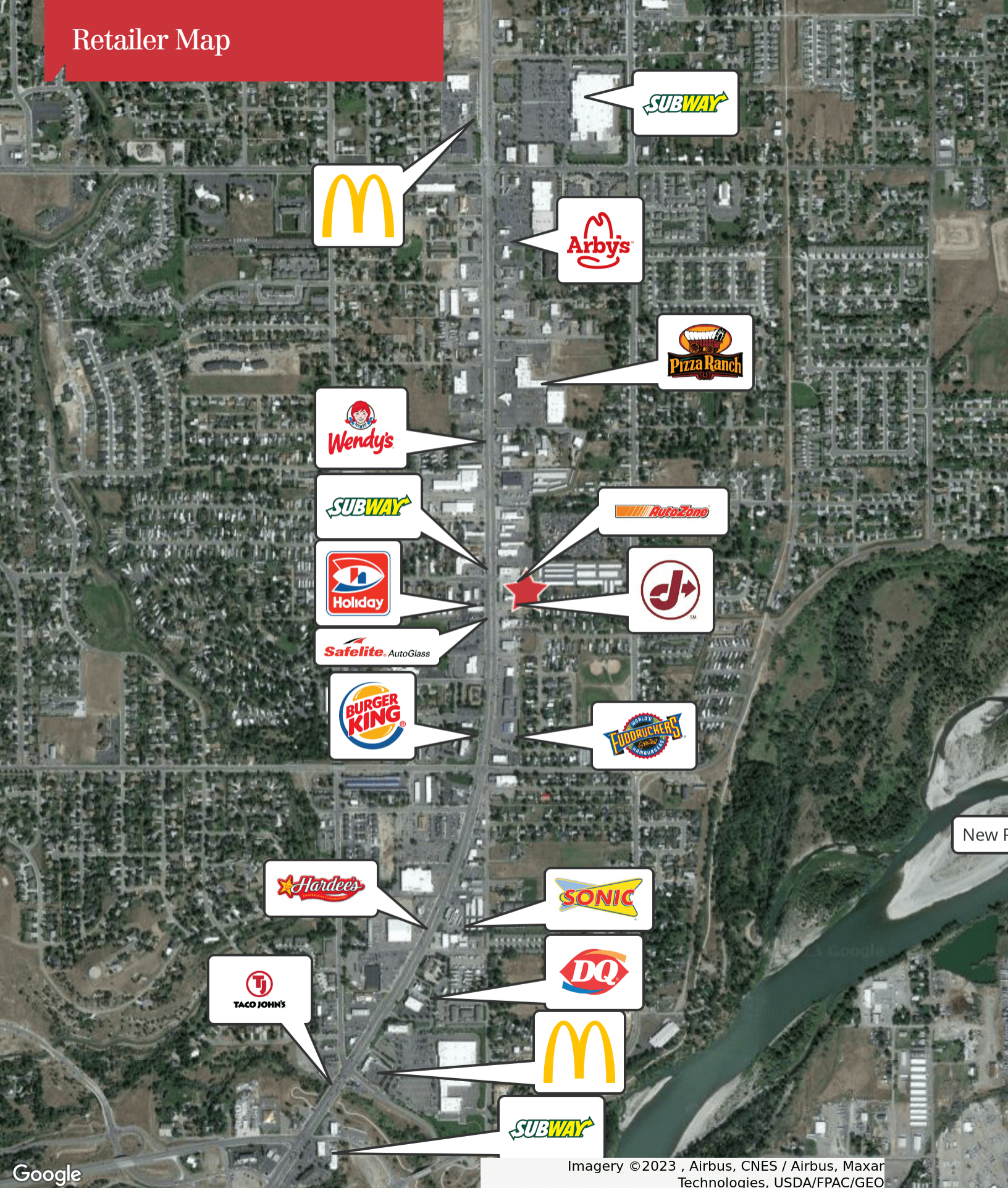
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Retailer Map

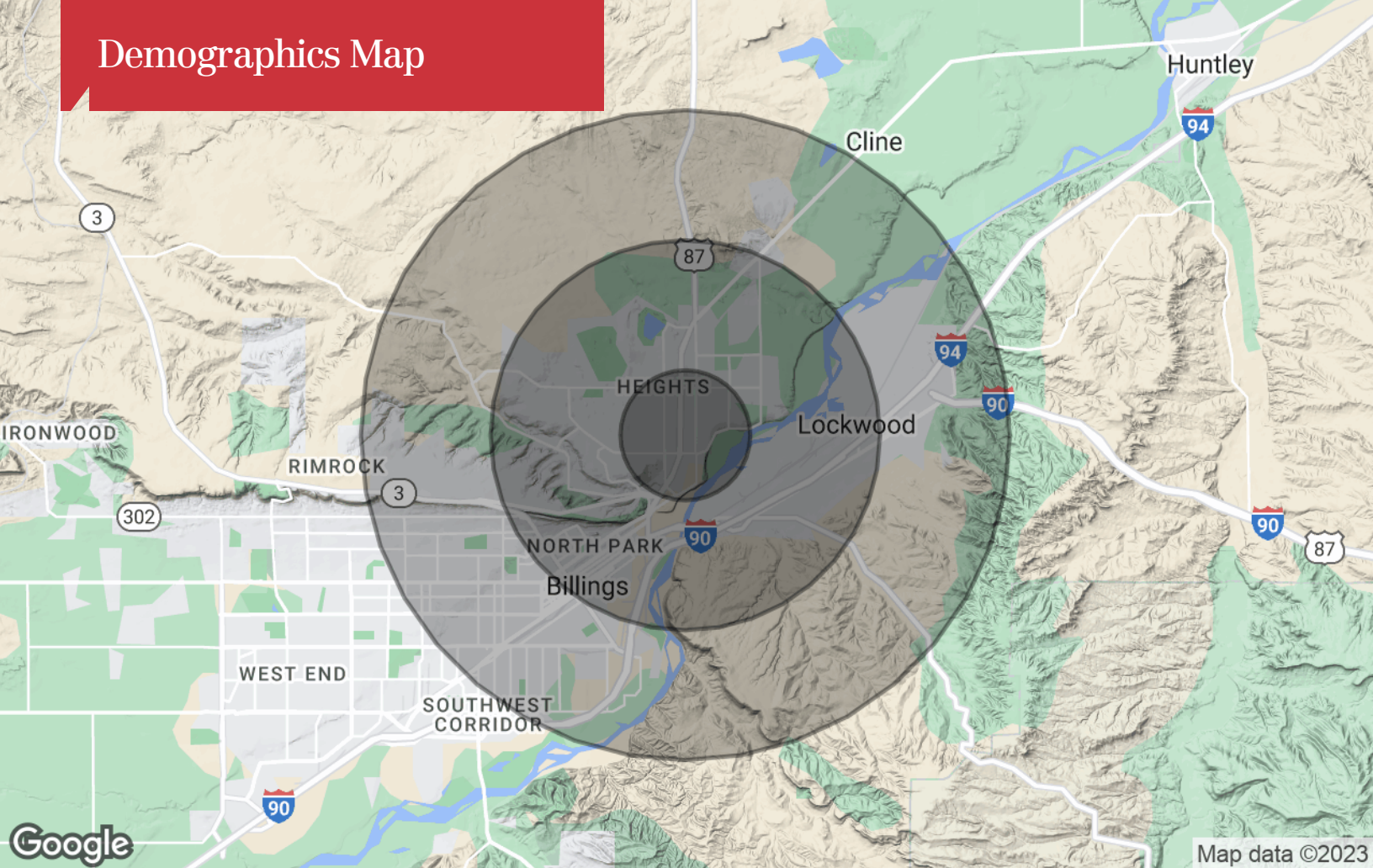


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,715	37,501	70,059
MEDIAN AGE	38.0	36.0	35.4
MEDIAN AGE (MALE)	35.3	34.1	34.1
MEDIAN AGE (FEMALE)	39.3	37.7	37.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,001	15,280	28,829
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$46,022	\$56,546	\$53,036
AVERAGE HOUSE VALUE	\$163,835	\$151,208	\$152,655

* Demographic data derived from 2020 ACS - US Census