

## For Sale Retail Property PRICE: \$1,700,000



# 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		
Building Size	0,300 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

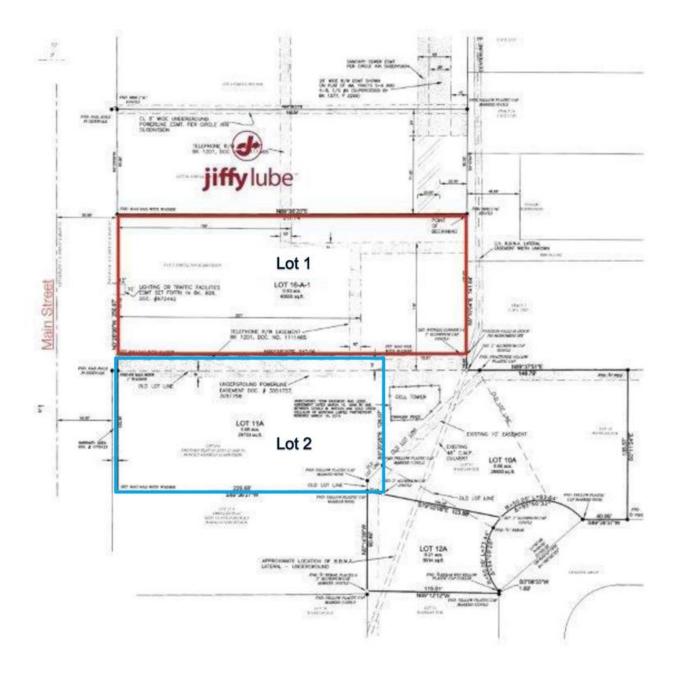
### For more information

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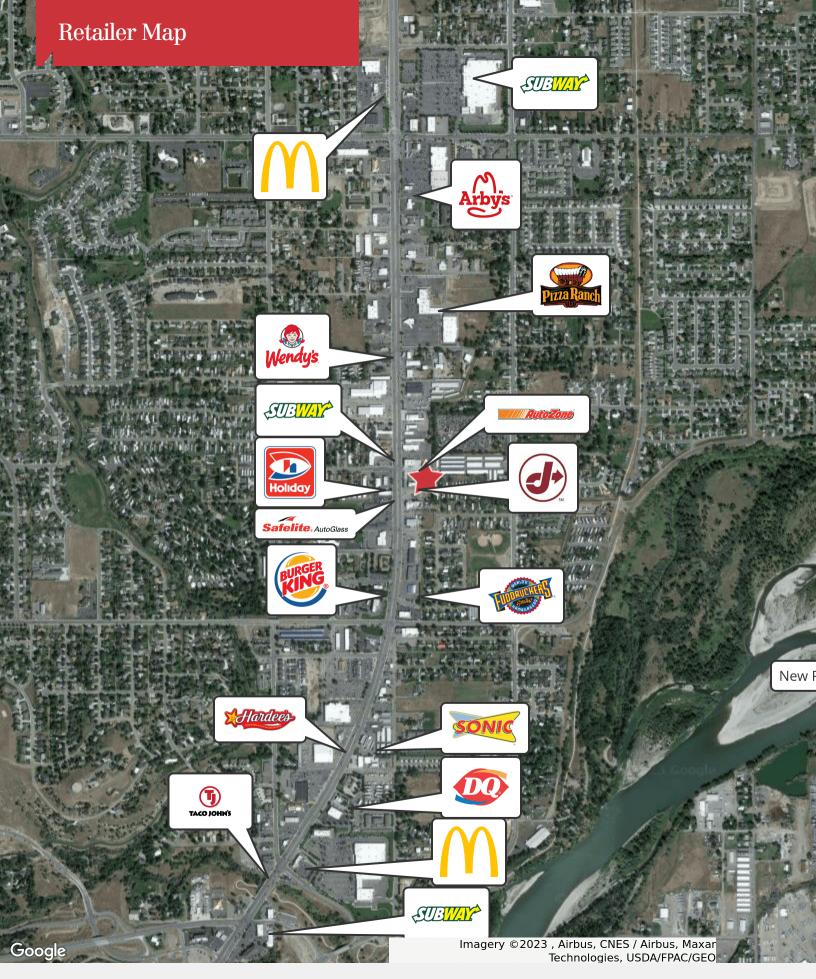
> 3312 4th Avenue North Billings, MT 59101 406 256 5000 tel naibusinessproperties.com

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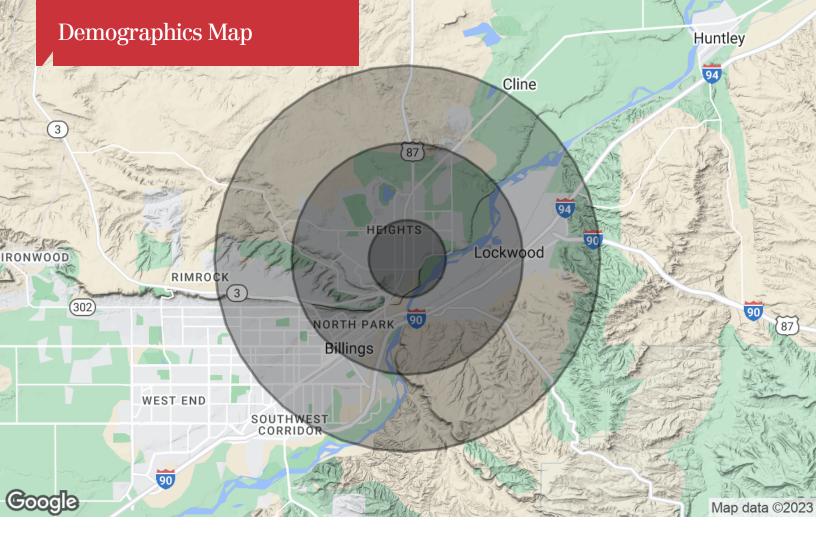
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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	6,715	37,501	70,059	
MEDIAN AGE	38.0	36.0	35.4	
MEDIAN AGE (MALE)	35.3	34.1	34.1	
MEDIAN AGE (FEMALE)	39.3	37.7	37.2	
Households & Income	1 M;]_	3 Miles	5 Miles	
nousenoius & meome	1 Mile	5 Miles	5 Miles	
TOTAL HOUSEHOLDS	3,001	15,280	28,829	
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\* Demographic data derived from 2020 ACS - US Census

