

For Sale

Storage Condo

1,440 SF | \$124,900



Boat, RV Storage Condo

2133 Blue Creek Road Billings, Montana 59101

Property Highlights

Unit Size: 1,440 SF (24'x60')

• Built: 2018

- Each unit includes lighting, fixtures, 1/2 ADA restroom, overhead radiant heat
- Monthly HOA will cover water, sewer, road maintenance in front of units - snow removal and other maintenance
- Unit owners will be able to use Blue Creek Storage RV dump at no charge and accessible 24 hours a day
- Each Unit: \$124,900

Property Description

Multi-use unit: RV, Boat, Mini-storage. There is 24 Hour gated security and access. Each unit includes a 1/2 ADA restroom and overhead radiant heat. **ONLY 1 UNIT REMAINING IN PHASE ONE!** Contact Broker Brian McDonald for details and a tour. 1.406.294.6303.

OFFERING SUMMARY		
Sale Price	\$124,900	
Building Size	1,440 SF	

DEMOGRAPHICS				
Stats	Population	Avg. HH Income		
1 Mile	392	\$48,338		
3 Miles	14,587	\$47,459		
5 Miles	70,886	\$49,459		

For more information

Brian McDonald

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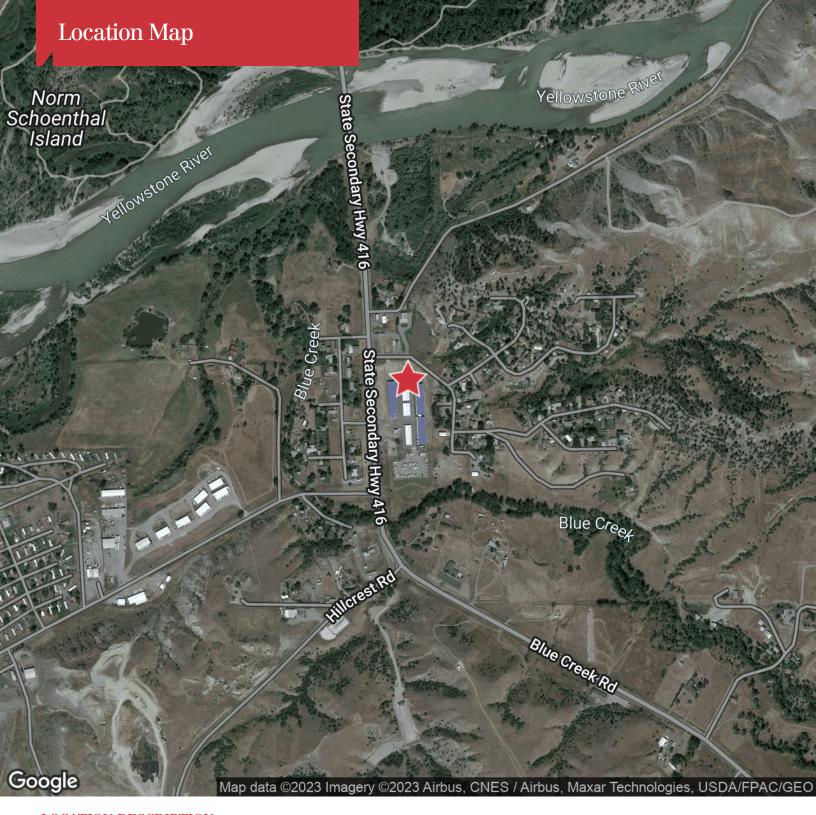








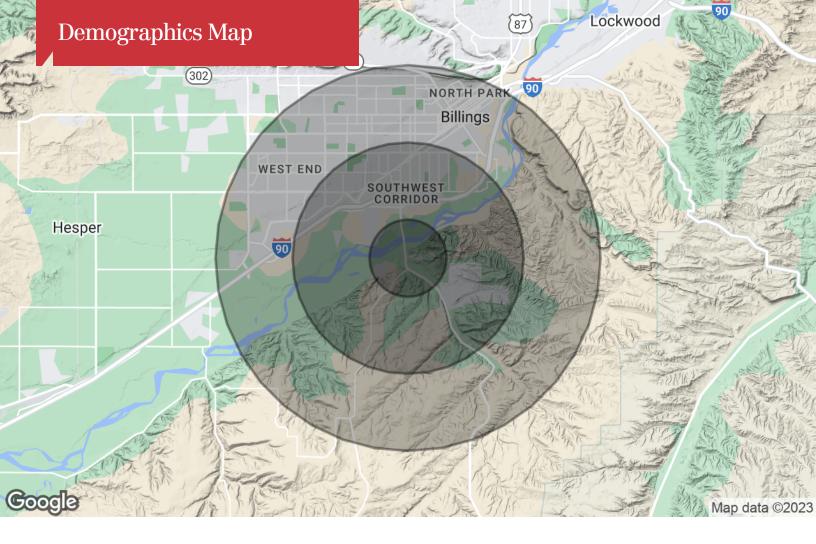




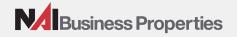
LOCATION DESCRIPTION

Straight stretch of approximately 2.5 miles from I-90/South Billings Boulevard Interchange. This mini-storage site is a 'little bit country' and a little bit city' at the southern end of Billings. Easy to get to and easy to access.





Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	392	14,587	70,886
MEDIAN AGE	36.1	33.9	35.1
MEDIAN AGE (MALE)	32.5	33.1	33.7
MEDIAN AGE (FEMALE)	39.9	35.0	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 165	3 Miles 5,948	5 Miles 30,868
TOTAL HOUSEHOLDS	165	5,948	30,868



^{*} Demographic data derived from 2020 ACS - US Census