



## 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

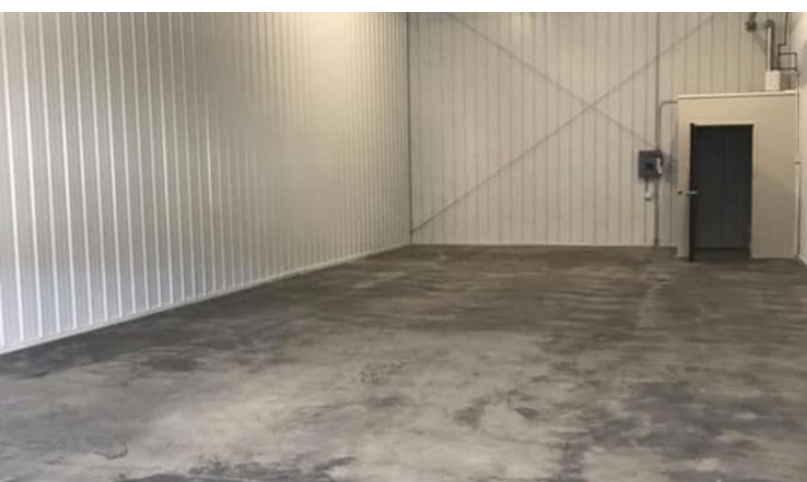
For more information

**Brian McDonald**

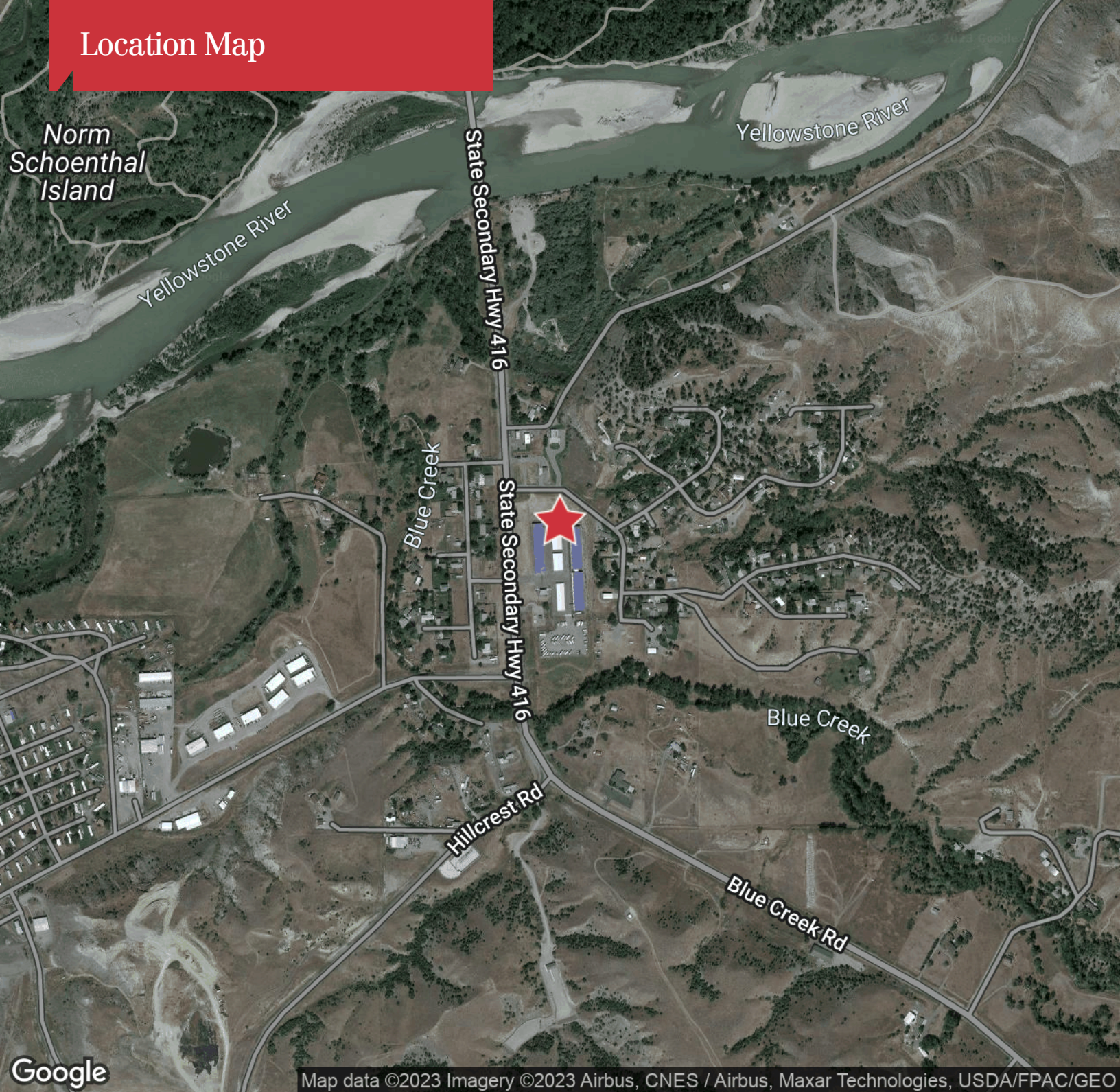
O: 406 294 6303

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## Additional Photos



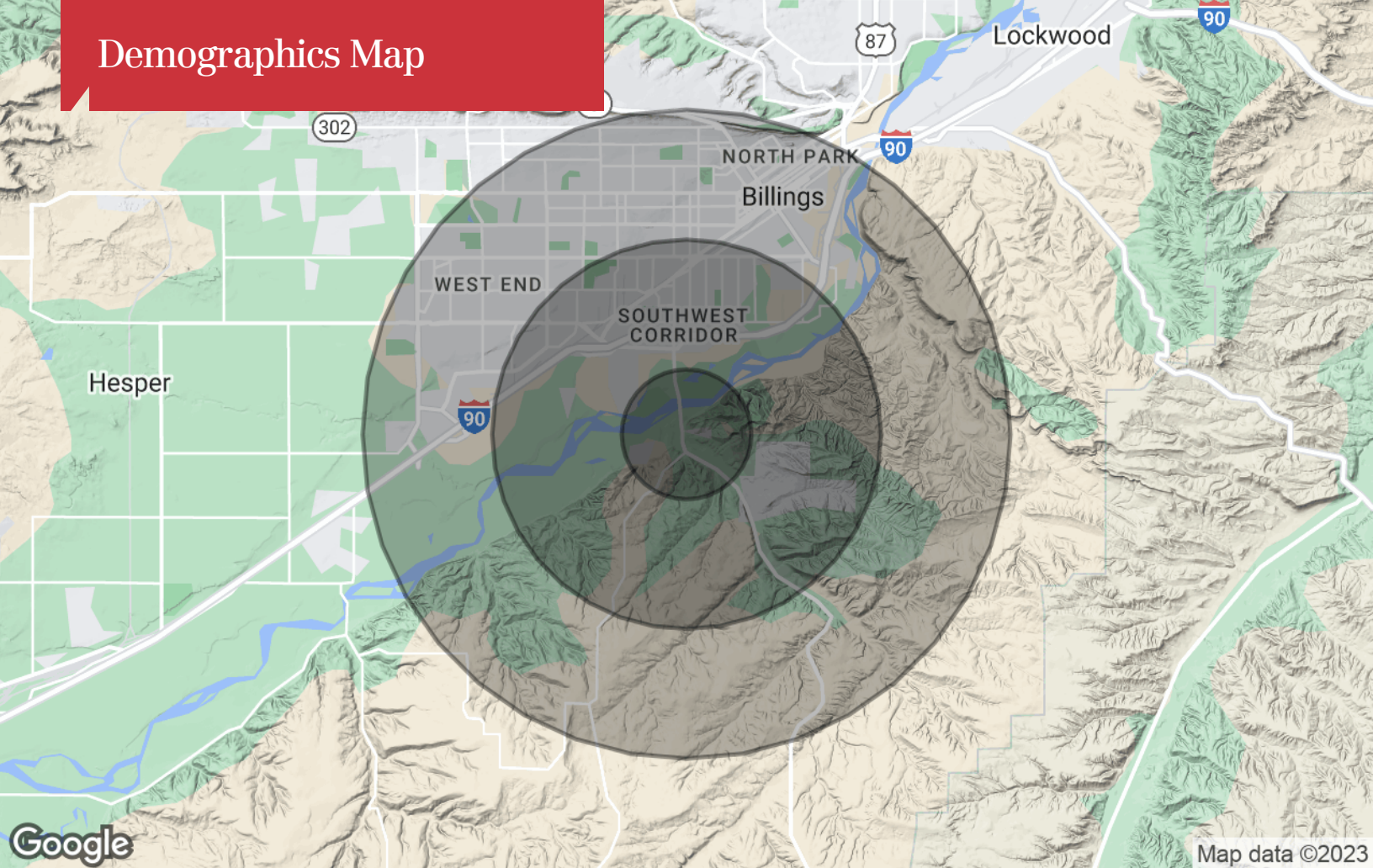
## Location Map



### 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.

# Demographics Map



## 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
TOTAL HOUSEHOLDS	165	5,948	30,868
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$48,338	\$47,459	\$49,459
AVERAGE HOUSE VALUE	\$130,471	\$130,861	\$155,878

\* Demographic data derived from 2020 ACS - US Census