



118 Riverside Rd

118 Riverside Rd | Billings, Montana 59101

Property Highlights

- 15,220 SF throughout 4 buildings
- 3 acre lot completely fenced with security gate
- Warehouse 1: Shop 4,536 SF (3 phase power) with full drive in bay for semi storage and three 16' overhead doors (leased short term)
- Warehouse 2: 2,840 SF with multiples offices
- Office Building: 344 SF with kitchen and shower (leased short term)
- Warehouse 3: 7,500 SF of cold storage with power and mezzanine
- Many recent upgrades to property
- C1 zoning for versatile operations
- Strategic location in Billings area close to Interstate Access (I-90)

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Buildings:	4
Lot Size:	3 acres
Buildings Size:	15,220 SF

DEMOGRAPHICS 5 MILES 15 MILES 30 MILES

Total Households	44,868	64,784	73,148
Total Population	105,664	157,242	178,265
Average HH Income	\$85,200	\$98,256	\$98,768

Property Description

Discover an exceptional investment or owner/operator opportunity in the Billings area with this impressive industrial/flex space property. Boasting four buildings totaling 15,220 SF on 3 acres of land.

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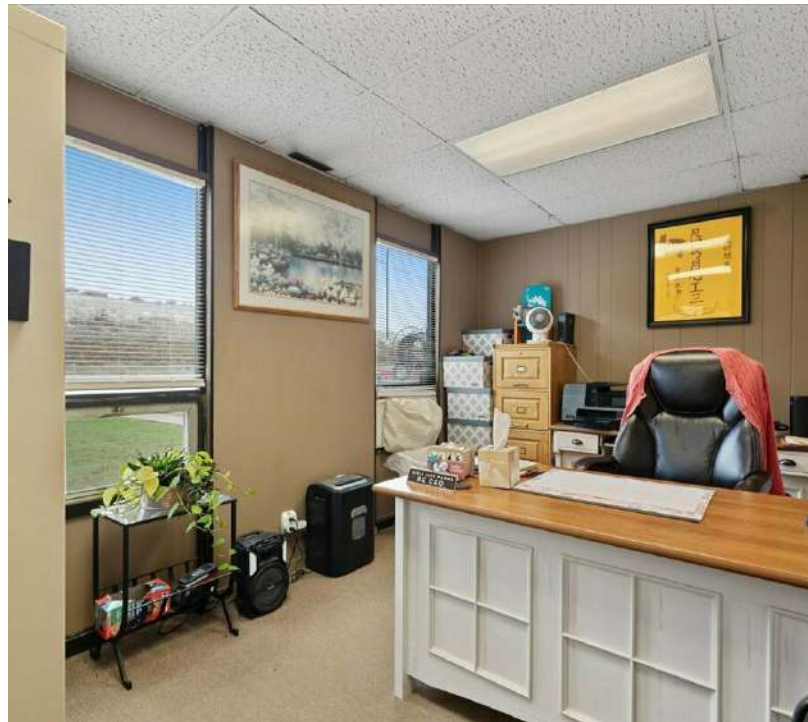


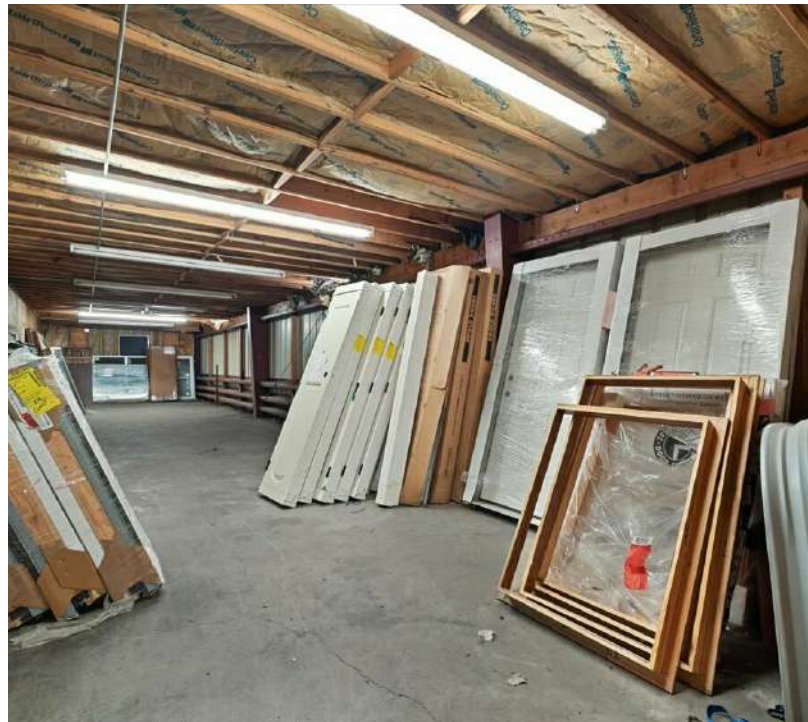
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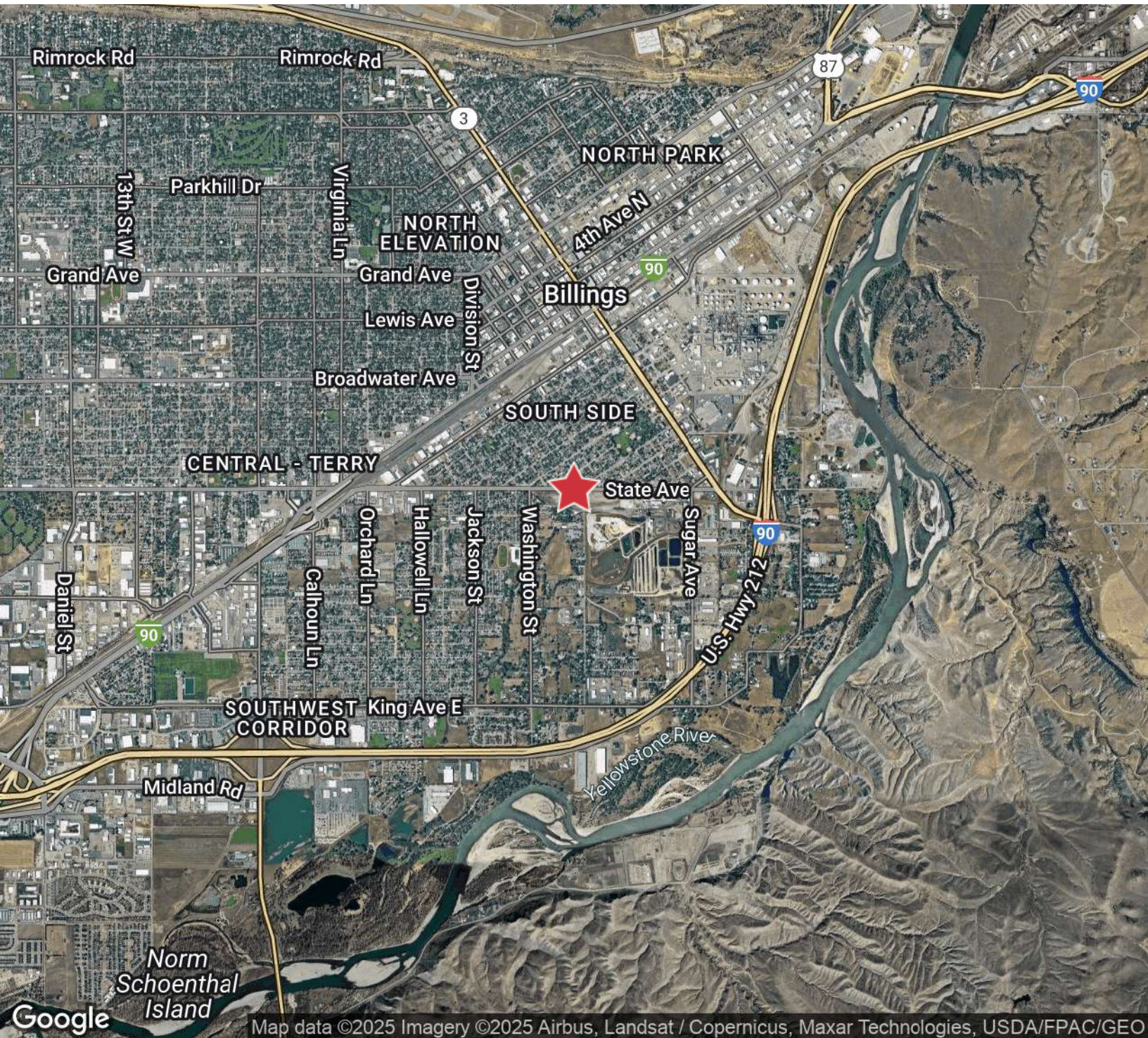


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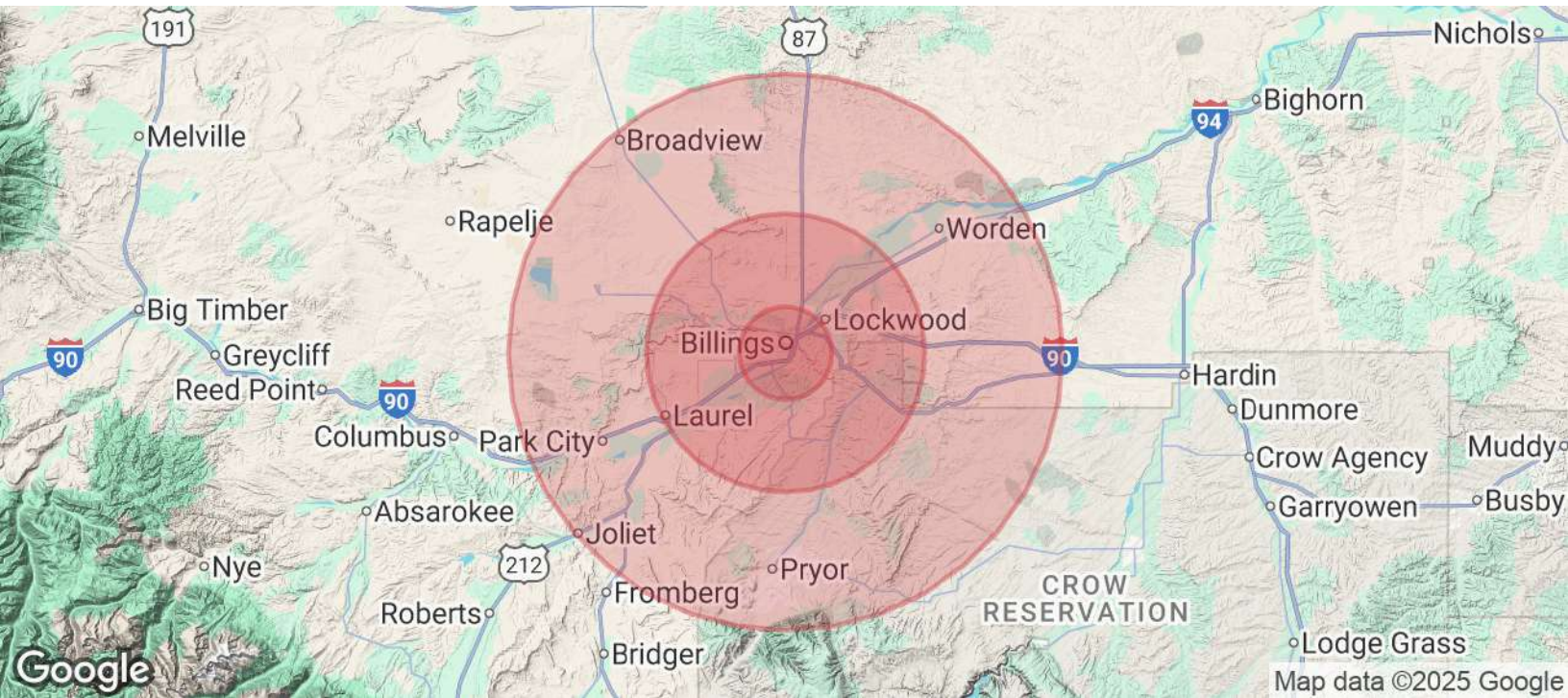
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	105,664	157,242	178,265
Average Age	40	41	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	44,868	64,784	73,148
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,200	\$98,256	\$98,768
Average House Value	\$362,727	\$416,985	\$419,348

Demographics data derived from AlphaMap

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