

# 52x60 Shop

**Double Lot!**

Shop SF: 3,120

Office SF: 224

## Similar Shop Build



**\$409,000**

**6919 Backcountry Ave • Billings MT 59106**

## Similar Shop Build



Double lot! 52'x60' shop with additional square feet consisting of a 10'x52' mezzanine. 4 ply post setting posts, steel siding, roofing & interior. 16' sidewall & ceiling height. Garage doors with Lift Master opener- two 14'x14' doors, one 14'x12' side door accessing adjacent enclosed fully paved parking area. Bathroom & kitchenette! Fully enclosed office area on main floor, approx. 14'x16' with air conditioner and mini split. RV plug in, 200 Amp service w/ 24 circuit. R19 in walls & R38 in Ceiling - Blow In. 6' Perimeter fencing around parking lot. Fencing type is chain-link commercial with 95% blockout slats. 2 Rolling gates for parking lot area. Spectrum wi-fi available. Yellowstone Valley Electric Co-Op. SOA (Shop Owners Association) of \$900/yr (\$450/ lot). Estimated completion in 2026.

All info from 3rd party sources & deemed reliable. Info subject to change & not guaranteed or warranted. Buyer & buyer's agent to verify all info.

**CONTACT ME FOR  
MORE DETAILS OR TO  
SCHEDULE A TOUR.**



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Owned and Operated

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