



UNFI Distribution Warehouse

1629 King Ave W | Billings, Montana 59102

Property Highlights

- 252,715 SF industrial building
- Constructed in 1979
- Zoned for light industrial use
- Ample space for warehouse and distribution operations
- Strategic location in the Billings area
- Ideal for a variety of industrial activities
- Solid construction history
- Prime investment opportunity
- Well-suited for industrial and distribution investors and users

OFFERING SUMMARY

Sale Price:	\$14,300,000
Lot Size:	24.592 Acres
Land Size:	24.592

DEMOGRAPHICS

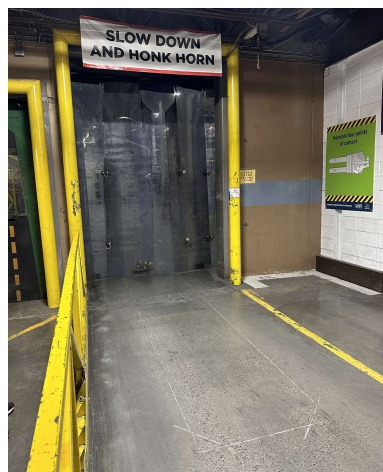
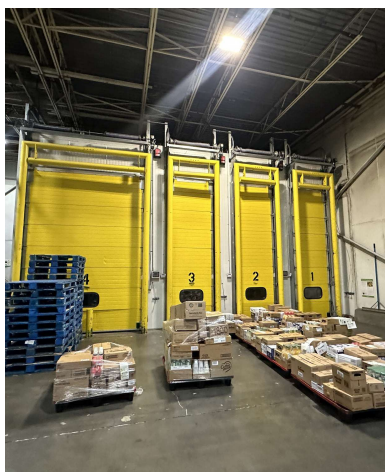
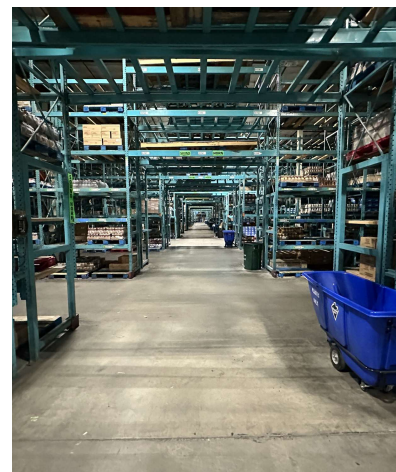
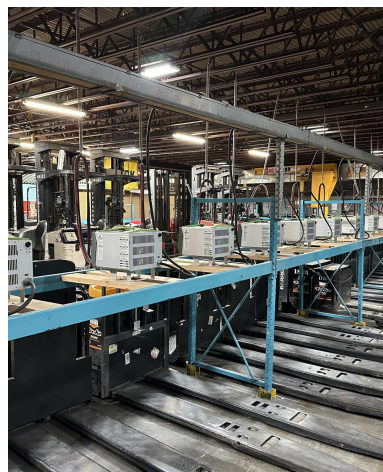
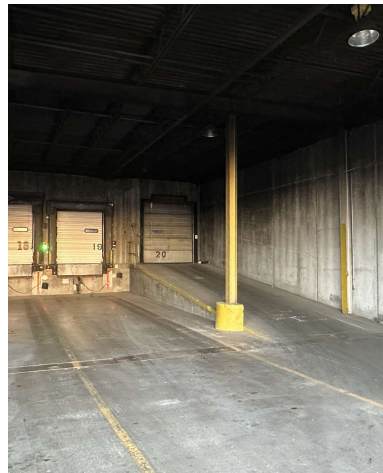
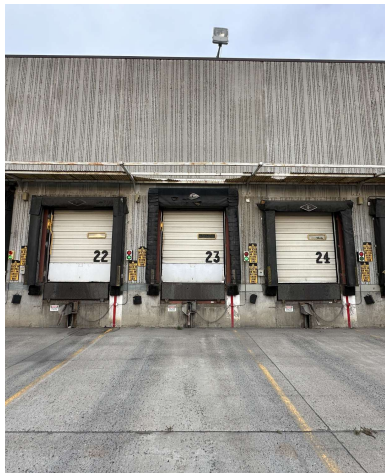
	1 MILE	3 MILES	5 MILES
Total Households	1,686	28,829	40,794
Total Population	4,072	65,695	94,331
Average HH Income	\$72,562	\$82,792	\$93,761

Property Description

Introducing a premier investment opportunity in the heart of Billings, Montana. This expansive 253,126 SF industrial property, constructed in 1979, is ideally suited for investors or owner users seeking a robust

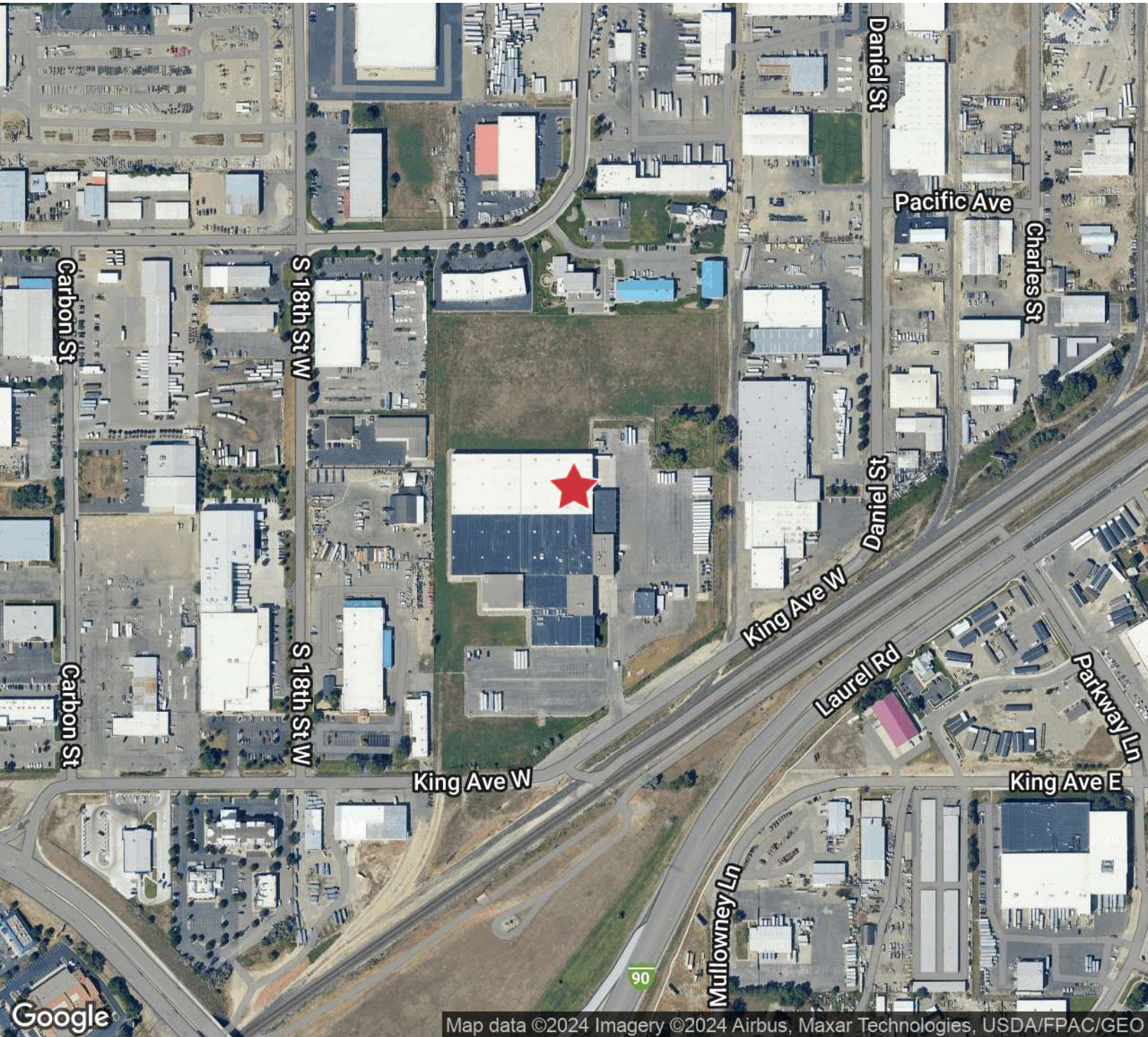
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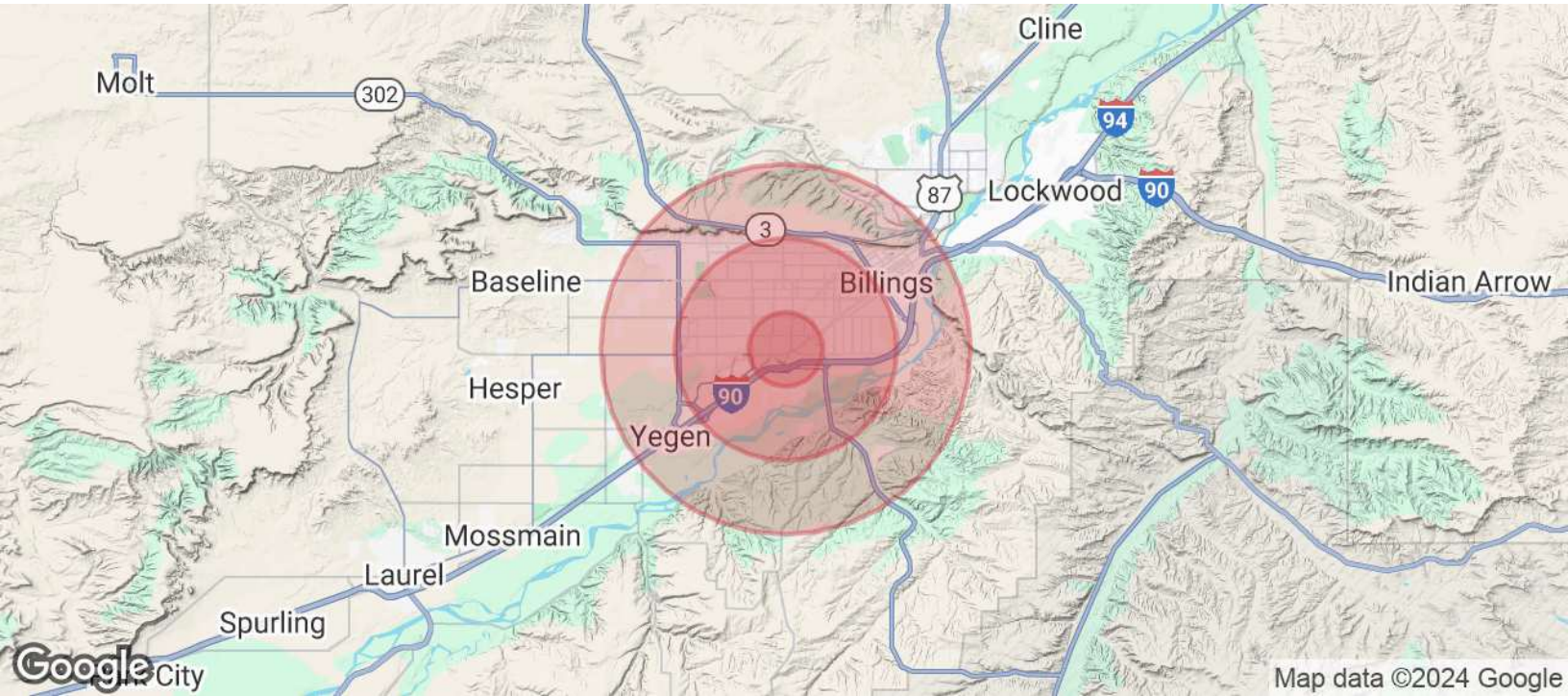




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Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,072	65,695	94,331
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,686	28,829	40,794
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,562	\$82,792	\$93,761
Average House Value	\$284,067	\$357,748	\$404,832

Demographics data derived from AlphaMap

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