

# SALE

**3734 CRESENT LAKE RD STE 4**

Billings, MT 59101



**SALE PRICE REDUCED \$855,000**

**Nathan Matelich, CCIM**  
(406) 781-6889

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### OFFERING SUMMARY

Building Size:	5,225 SF
Price / SF:	\$163.64
Year Built:	2023
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

- New Construction 5,225 Sf Shop/Warehouse with Office/Apartment
- 2,178 Sf Office or 3Bd/2Ba Residence
- 3,047 Sf Shop Warehouse – 22' Peak Ceiling Height
- 3 Qty 14 ft Overhead Doors - Drive-Thru Capable
- Shop Space Bays Are 70 ft Deep
- Trench Drain In Shop Floor
- Fenced Gravel Yard
- Huge GFA Heater In Shop
- Central HVAC in Office/Residence, LED Lighting & Wired For Security
- Quality Windows, Doors & Trim Throughout with Highly Energy Efficient Design
- Community Well & Septic

#### Layout Details:

MAIN FLOOR: Lobby Or Family Room Entry W/ Kitchenette, 2 Bedrooms + 1 Full Bath.  
2ND FLOOR: Open Kitchen/Livingroom with Island Seating, Vaulted Master Suite W/ Full Bath & Laundry.

### OTHER RESOURCES

[Virtual Tour](#)

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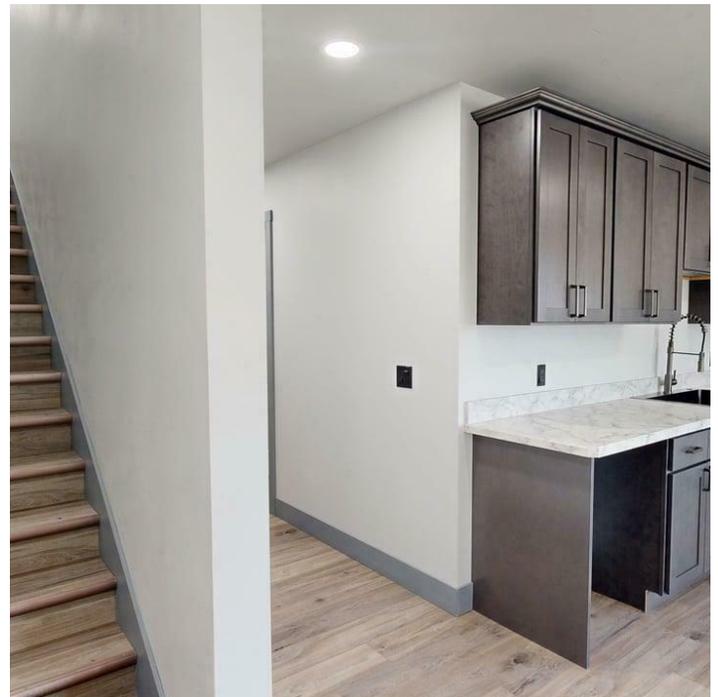
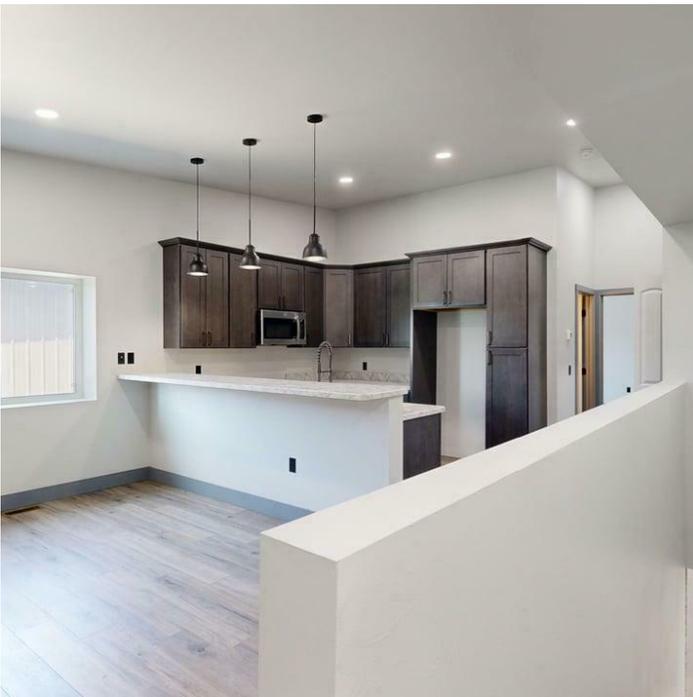
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### LOCATION OVERVIEW:

Strategically located just minutes off Interstate 90, this high-end Shop Condo offers exceptional access between Billings and Laurel—perfect for businesses that serve clients in both markets. Situated in Billings' desirable West End, this property blends visibility, convenience, and flexibility.

Whether you're a service provider such as Emergency Medical Services (EMS) or Disaster Restoration needing 24/7 on-call staff accommodations, a contractor looking for functional shop space, or an entrepreneur seeking the ultimate live/work setup, this location delivers.

With close proximity to major thoroughfares, you'll have everything you need within reach while staying connected to the region's fastest-growing commercial corridor.



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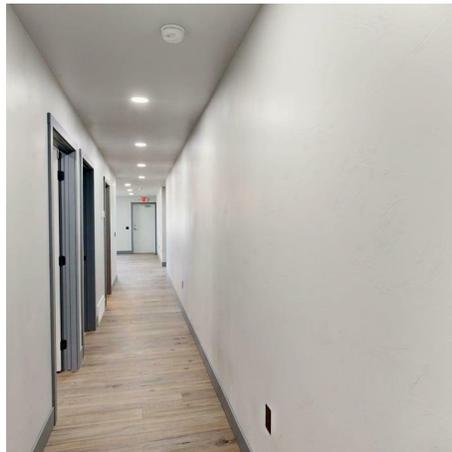


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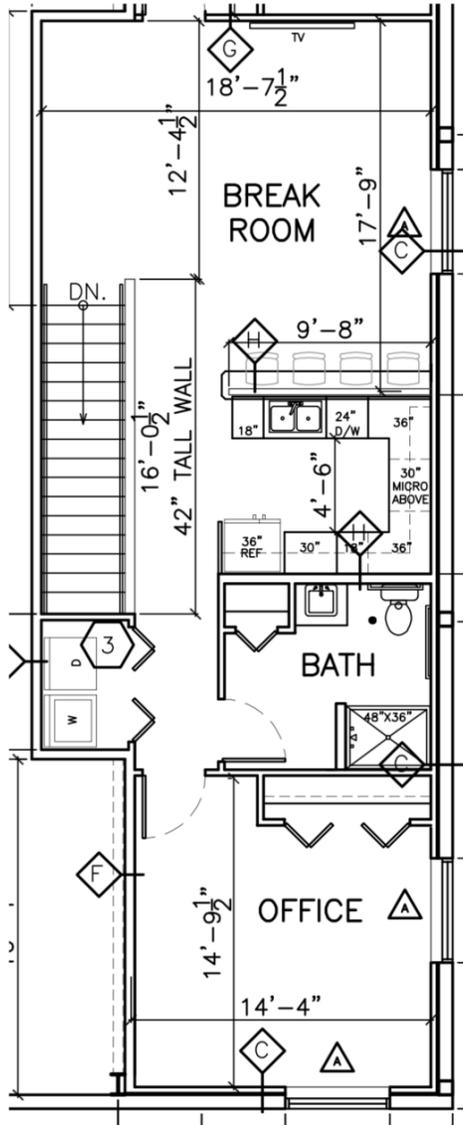


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## Upstairs Floorplan



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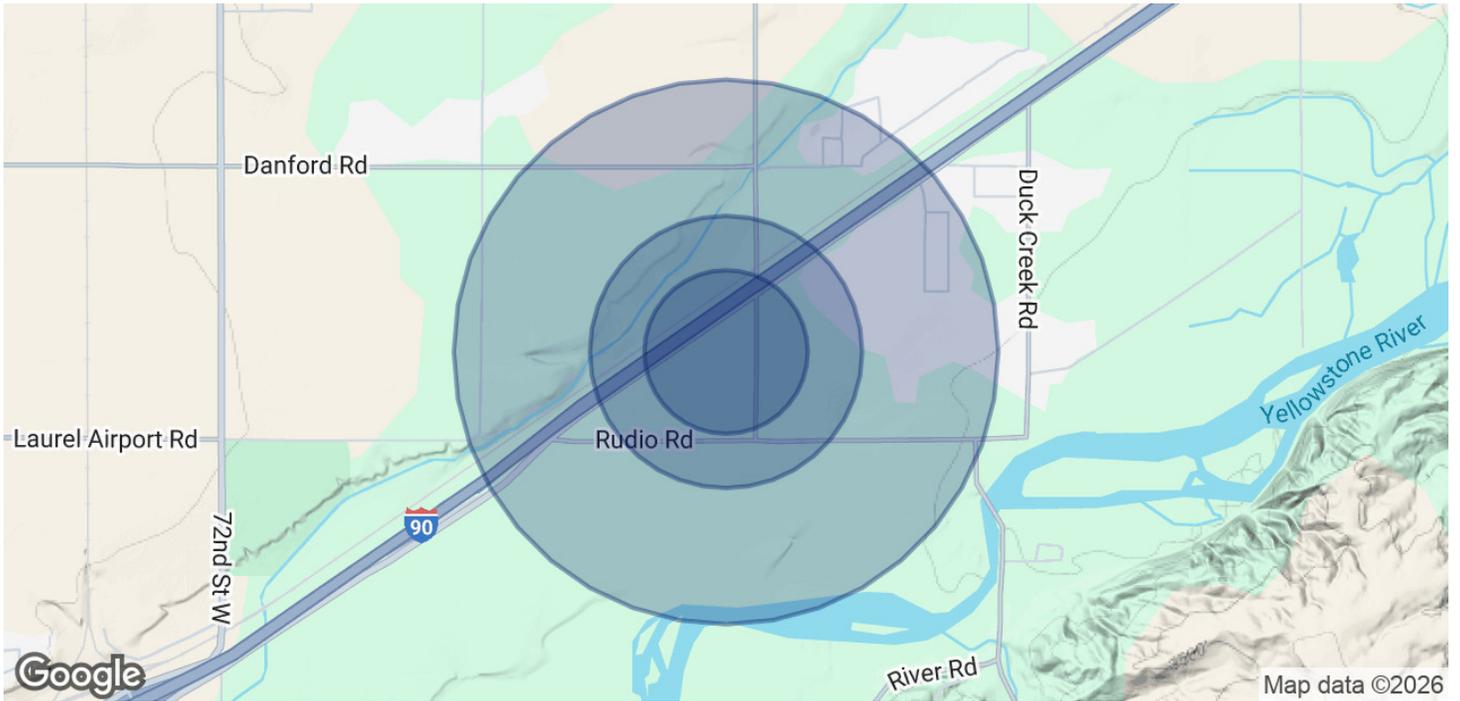


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	170	805
Average Age	39	40	40
Average Age (Male)	39	40	40
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	76	362
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$110,623	\$94,927	\$93,693
Average House Value	\$576,771	\$547,788	\$542,942

Demographics data derived from AlphaMap

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