



749 20th Street West

Billings, Montana 59102

Property Highlights

- 43,560 SF
- Light Industrial Zoning
- 14,000 ADT traffic count
- Adjacent to significant retail
- For Sale Or Lease

Property Description

Amazing infill development lot available for Sale or Lease. The lot is located on 20th Street West with fantastic access to King Avenue West one of Montana's most heavily trafficked streets. The property itself offers 14,000 Annual Daily Traffic with great proximity to retail, restaurants and residences.

Sale Price: \$455,000.00

Lease Rate: \$40,000.00 per year (NNN)

OFFERING SUMMARY

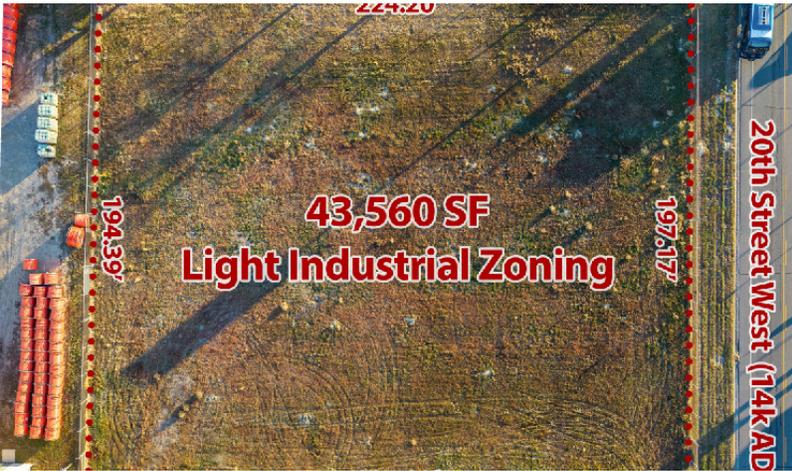
Lease Rate:	\$40,000.00 per year (NNN)
Sale Price:	\$ 455,000.00
Available SF:	43,560 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	35	361	1,724
Total Population	88	904	4,120
Average HH Income	\$77,452	\$78,428	\$73,277

Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com



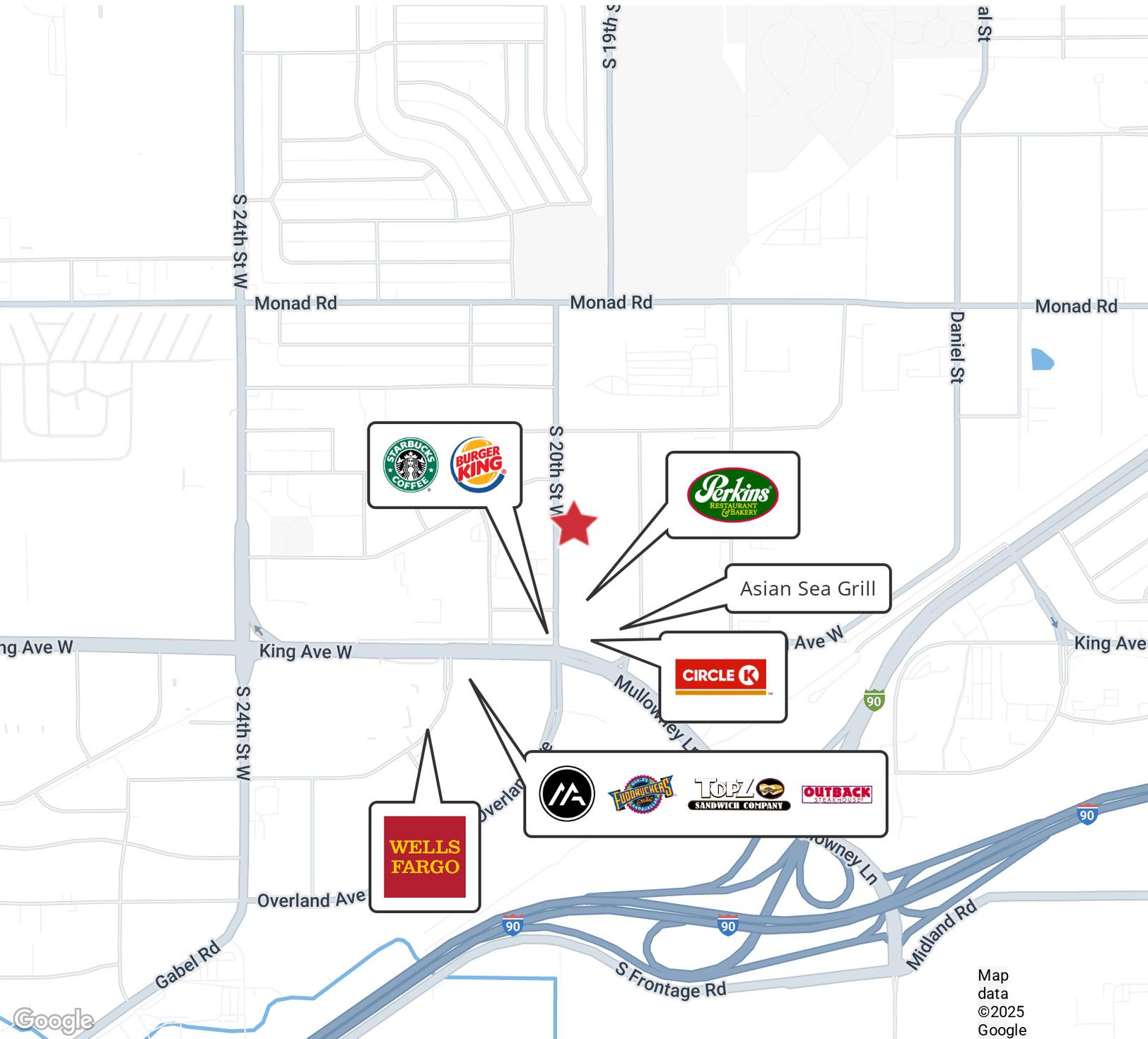


This traffic segment starts at RP 000+0.000 and ends at RP 000+0.527

Table	
MDT Department Rte	L-56-2412
MDT Route Id	C068910
Begin RP	000+0.000
End RP	000+0.527
Beg Mile Offset	0.00
End Mile Offset	0.53
Section Length (mi)	0.53
Site Id	56-4A-150
2024 AADT	13,983
Actual or Estimate	E
Combination Unit Trk (FHWA types 8-13)	0

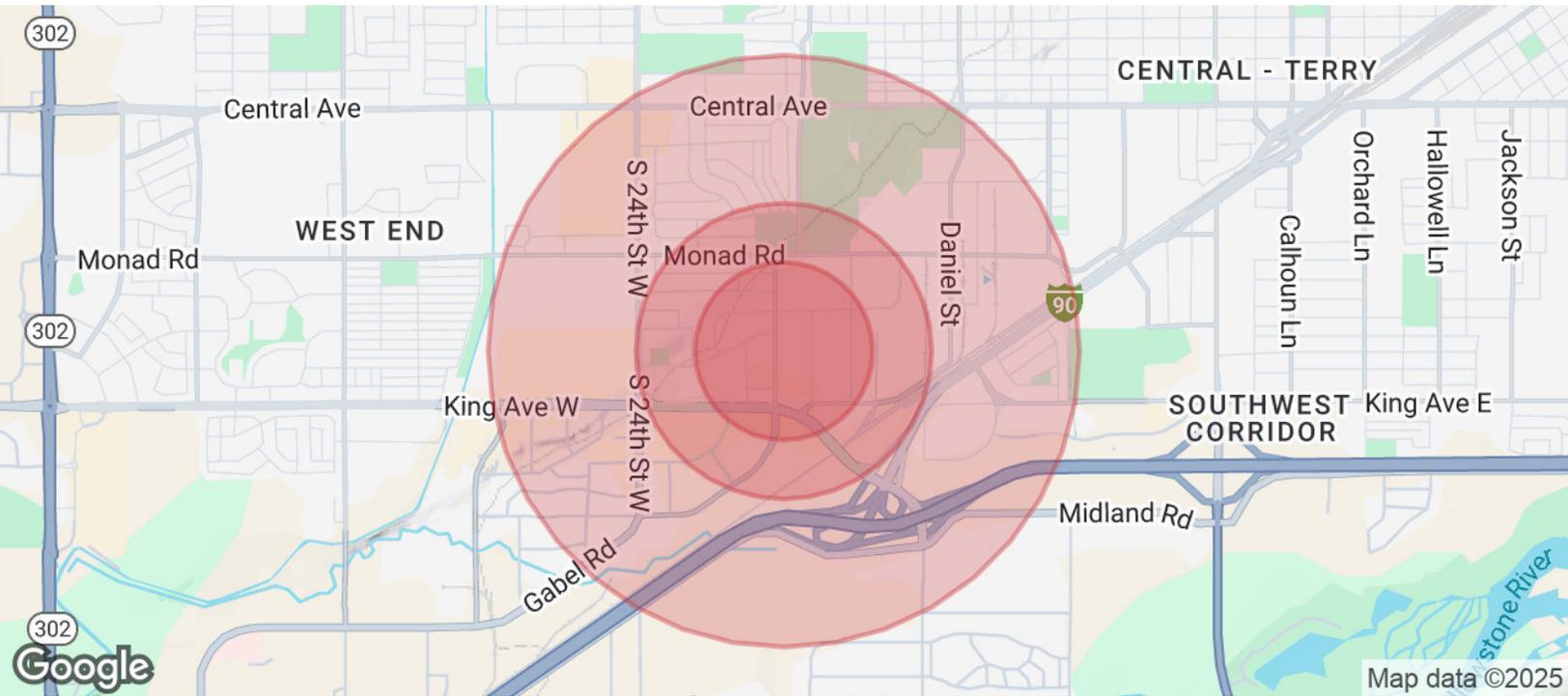
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	88	904	4,120
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	35	361	1,724
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$77,452	\$78,428	\$73,277
Average House Value	\$279,948	\$280,060	\$258,626

Demographics data derived from AlphaMap

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CERTIFICATE OF SURVEY No. 2549

BEING TRACT 1-D-1-A OF THE FOURTH AMENDED TRACT 1 OF
CERTIFICATE OF SURVEY No. 777

SITUATED IN THE W. 1/2, S.E. 1/4 OF SECTION 7, T. 1 S., R. 26 E., P.M.M.

YELLOWSTONE COUNTY, MONTANA

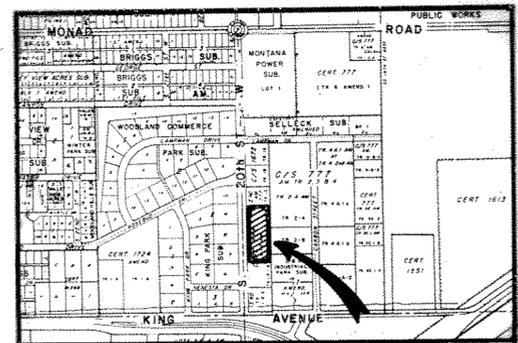
PREPARED FOR: RANDY REGER

DECEMBER, 1989

PREPARED BY: ENGINEERING, INC.

BILLINGS, MONTANA

SCALE: 1"=100'



VICINITY MAP

REASON FOR SURVEY - OCCASIONAL SALE EXEMPTION

I hereby certify that Tract 1 has been created as an occasional sale; I further certify that I am entitled to use this exemption in that I am in compliance with all conditions imposed in the use of this exemption; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

James R. Reger
Managing Partner
2262

STATE OF MONTANA)
County of Yellowstone) ss.

On this 26 day of Dec, 1989, before me, a Notary Public in and for the State of Montana, personally appeared James R. Reger, known to me to be the person who signed the foregoing instrument and who acknowledged to me that he executed the same. Witness my hand and seal, the day and year herein above written.

Janice A. Feder
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires Oct 25, 1992
Notary Public in and for the State of Montana
Residing at Billings
My commission expires Oct 25, 1992

CERTIFICATE OF REMOVAL OF SANITARY RESTRICTION AND
ERRORS AND OMISSIONS REVIEW BY CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed certificate of survey and find that the tracts created conform with Section 76-4-124(1) M.C.A. for the removal of sanitary restrictions since the property is within a master planning area and will be provided with municipal facilities for the supply of water and for the removal of sewage and solid waste.

I further certify that I have examined the annexed certificate of survey for errors and omissions in calculations and drafting.

Dated this 26th day of DECEMBER, 1989.

James L. Flaherty, E.S.
City Engineer's Office

I HEREBY CERTIFY THAT THE
TAXES ARE CURRENT.
DATE Dec 26, 1989
KEVAN BRYAN, CO. TREASURER
BY *Janice A. Feder*
DEPUTY

Berry M. Rubels
Deputy
County Clerk & Recorder

Yellowstone County Clerk and Recorder



LEGEND

- = Set 5/8"x18" Rebar With Yellow Plastic Cap
- = Found Capped Rebar

Basis Of Bearing - Certificate of Survey No. 777

CERTIFICATE OF SURVEY
STATE OF MONTANA)
County of Yellowstone) ss.

Peter B. Knapp, R.L.S., Montana Registered Land Surveyor Number 8377-S, being first duly sworn, deposes and says that during the month of December, 1989, a survey was performed under his supervision of a tract of land situated in the W 1/2 SE 1/4 of Section 7, T.1S., R.26E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at the southeast corner of Tract 1-C of Certificate of Survey No. 777 Amended; thence, from said point of beginning, S00°11'42"W a distance of 534.31 feet; thence, N89°51'48"W a distance of 224.18 feet to the east right-of-way line of South 20th Street West; thence N00°11'30"E a distance of 534.31 feet to the southwest corner of said Tract 1-C; thence, S89°51'48"E a distance of 224.22 feet to the point of beginning; containing 2.7500 acres.

That iron monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus O; that said survey and the plat hereof shows true and correct dimensions, and that the plat conforms with the work on the ground.

Dated this 26th day of December, 1989.

Peter B. Knapp
Peter B. Knapp, R.L.S., Montana Registration Number 8377-S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 26th day of DECEMBER, 1989.

Paul W. Gassow
Notary Public in and for the State of Montana
Residing at Billings
My commission expires JULY 5, 1992

STATE OF MONTANA)
County of Yellowstone) ss. 1545833

I hereby certify that the foregoing Certificate of Survey was filed for record in my office on the day of DEC 26, 1989, A.D., at 3:30 P.M.

Berry M. Rubels
Deputy
County Clerk & Recorder

Yellowstone County Clerk and Recorder