

LAND | 3333 N FRONTAGE RD, BILLINGS, MT 59101



Property Highlights

- Light Industrial Zoning (I1) Outside City Limits
- Subdivision access to 40,00 gallon dry hydrant
- Security gate located at subdivision entrance
- Irrigation ditch access easement
- Utilities: Gas/Electric/Internet

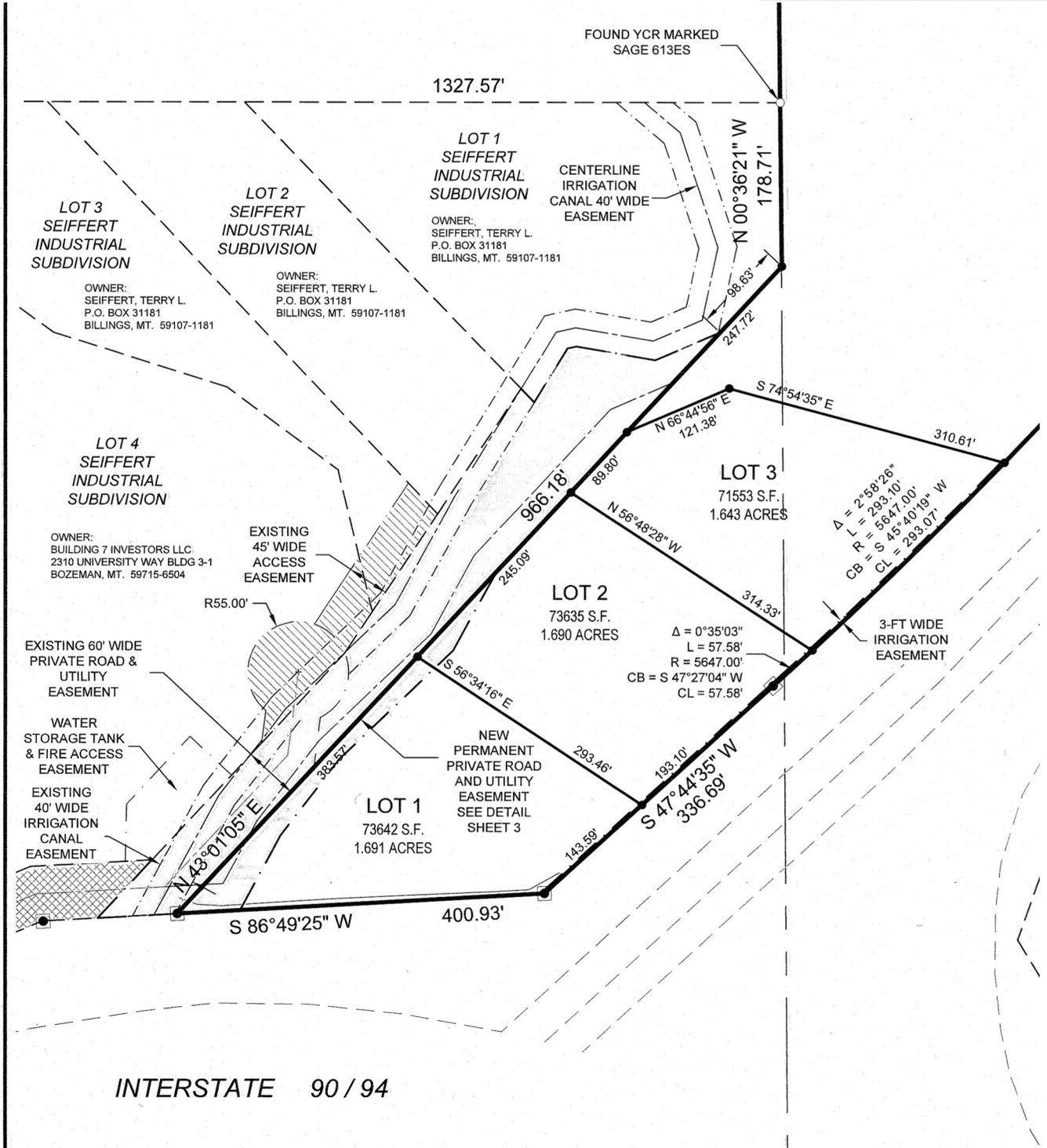
Property Description

Sale consists of 5 lots totaling 9.181 Acres located on N Frontage Rd in Billings, MT. Located at the junction of I-90 and I-94 just one mile from the Johnson Lane Exit, and the future Billings Bypass. Excellent visibility and exposure from both interstate directions. Ideal location for an industrial user seeking convenient interstate access with a secure gated premises. Lots can be purchased separately.

OFFERING SUMMARY

Total Parcel Size:	9.181 Acres
Sale Price:	\$2.50/sf - \$3.50/sf
Lot 1: 1.691 Acres	\$258,000
Lot 2: 1.69 Acres	\$258,000
Lot 3: 1.643 Acres	\$250,000
Lot 4: 1.909 Acres	\$250,000
Lot 5: 2.248 Acres	\$245,000

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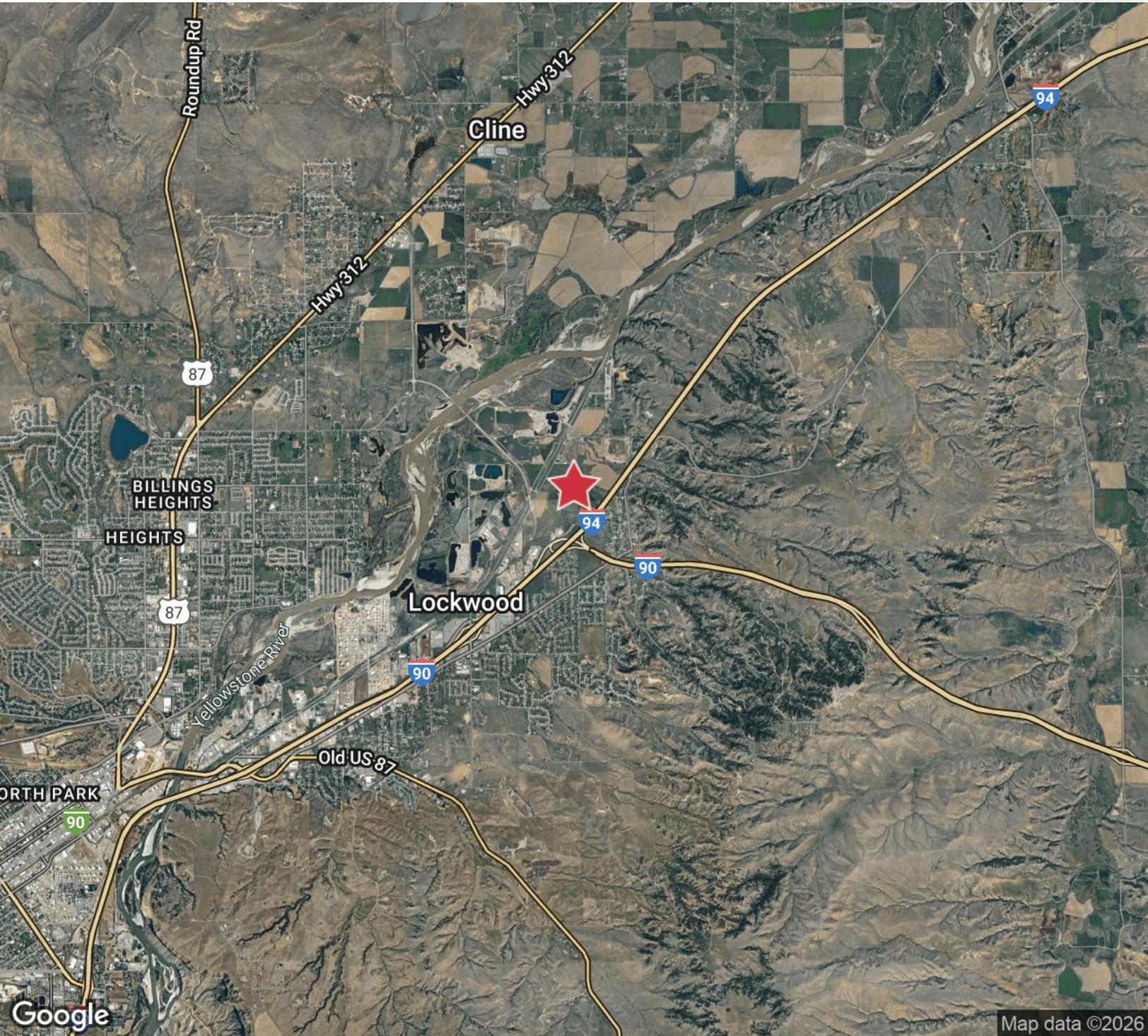
INTERSTATE 90 / 94

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PROFESSIONAL BACKGROUND

Jake is a licensed real estate broker and has been actively involved in many facets of the real estate industry since 2017. His passion for commercial real estate began while gaining valuable experience working in commercial lending at Stockman Bank of Montana. In addition to working with retail office and industrial clients Jake has represented a wide variety of investment clients ranging from acquisitions and dispositions of multi-family properties to large retail shopping centers. Jake brings strength to the industry with a broad understanding of all real estate markets and products. Joining NAI was a natural progression in Jake's career and the perfect opportunity to partner with a company which is uniquely focused on the needs of their clients. Jake is a Certified Commercial Investment Member candidate and holds degrees in both Accounting and Finance. Jake played competitive golf for the University of Wyoming and continues to be an avid golfer and outdoorsman.

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