



3950 S. Frontage Road

Billings, Montana 59101

Property Highlights

- One of the last lots left
- Borders Bike/Walking trail
- Over 8 acres
- \$4.38/SF
- CX Zoning
- Easy I-90 Access

Property Overview

PRICED TO SELL! This is one of the last lots left along South Frontage Road with Interstate 90 exposure, offering over 8 acres along the S. Frontage road, with the added allure of backing up to the majestic Yellowstone River to the South. The CX Heavy commercial zoning offers immense potential for a wide range of commercial endeavors. Imagine the possibilities and envision your business thriving in this strategic and picturesque location. Act now and seize this chance to shape your commercial dreams into a reality!

Offering Summary

Sale Price:	\$1,550,000
Available SF:	353,663 SF
Lot Size:	8.119 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,986	16,474	36,624
Total Population	4,825	34,007	76,538
Average HH Income	\$56,251	\$55,998	\$67,839

For More Information

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