



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

Matt Robertson, SIOR

Q: 406 294 6308

mrobertson@naibusinessproperties.com

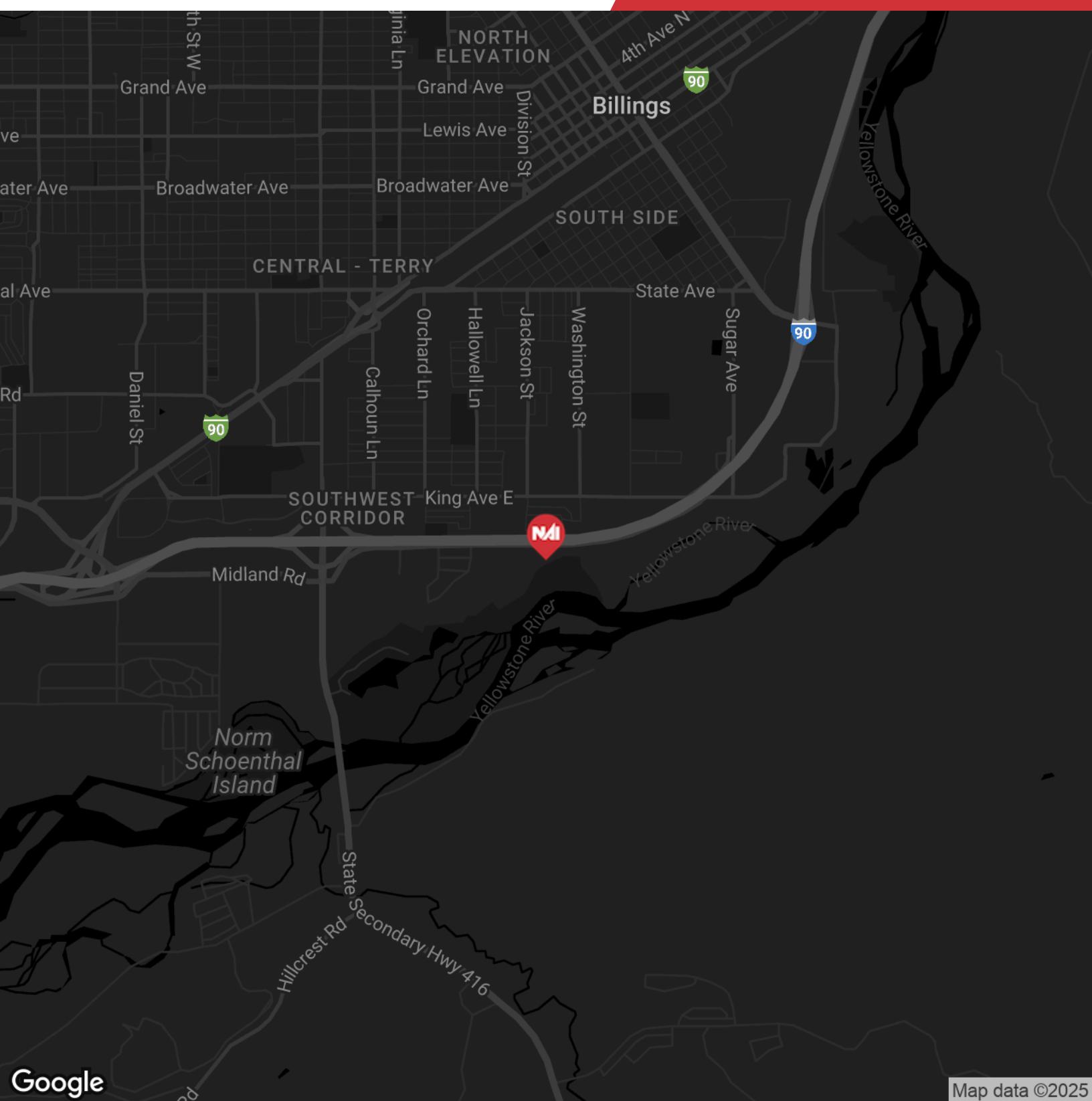
For Sale

8.119 Acres | \$4.38 / SF
Land Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3412 Colton Blvd, Suite 201
Billings, MT 59102
406 256 5000 tel
naibusinessproperties.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3412 Colton Blvd, Suite 201
Billings, MT 59102
406 256 5000 tel
naibusinessproperties.com