

811 2nd Ave N

\$475,000

For Sale



- Leased for \$2,500/ month plus utilities
- Fantastic shop space in central Billings
- Located in city limits
- Good office space for support

- New 60 mil roof 2021
- 3 phase power
- Located in EBURD (tax increment district)
- 2 ovhd doors

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Commercial
ML# 328533 Active

811 2nd AVENUE N
Billings, MT 59101

LP ↓ \$475,000

Type:	Industrial	# Parking:	
Area:	(06) Downtown	# Bldgs:	1
County:	Yellowstone	# Stories:	1
Subdiv:	INDUSTRIAL SUBD 2ND FILING	Alley:	No
Zoning:	Light Industrial	Ceil Hgt:	15
Year Built:	1963	Sidewall:	
# Wtr Metr:		# Amps:	
# Elec Metr:		Elec Phase:	3
Gross SqFt:	4,108	Rail:	
Office SqFt:	832	Road Front:	169
Acres:	0.277	Sh/Whse SqFt:	3,276
		Land SqFt:	12,083
		Alley:	No
Taxes:	\$3,631	Annual SID:	\$0
Tax ID:	A09344	SID Payoff:	\$0



Public Remarks: **Excellent central location where you can easily head to any area within Billings, and the county with the Lockwood interchange nearby. Total space includes office space and good shop space with 2 overhead doors. 3 phase power. Property is now LEASED.**

Directions: **Eastern dead end of 2nd Ave N**

Business Information

Bus Type:		Oper Exp: \$7,500	Net Inc: \$22,500	Year Est:
Gross Inc:		Restr: See Deed	Insur:	CAP Rate: 4.8000
Franchise:				

Lease Information

Type:	Modified	Leased:	Yes	Amount:	2,500.00	Deposit:
From:	2023-02-01	To:	2026-02-28	Leased Equipmt:		
Retail \$/SqFt:		Office \$/SqFt:		Sh/Whse \$/SqFt:		

Legal Description: **INDUSTRIAL SUBD 2ND FILING, S34, T01 N, R26 E, BLOCK 5, Lot 5A**

Built Info:	Existing	Present Use:	
Prkg Desc:		Misc/Equip:	
Road Surf:	Public	Occupancy:	
Bldg Type:		Heating:	Gas Forced Air
Loading:		Cooling:	Central
Construction:		Sewer:	Septic Tank
Roof:		Water:	Public
Sales Includes:			

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811 2nd AVENUE N, Billings, MT 59101

Parcel Map

