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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Industrial Type: # Parking: (06) Downtown Area: # Bldgs: 1 Yellowstone # Stories: 1 County: Subdiv: **INDUSTRIAL SUBD 2ND FILING** Alley: No Zoning: **Light Industrial** Ceil Hgt: 15 1963 Year Built: Sidewall:

Wtr Metr: # Gas Metr: # Amps: # Elec Metr: Elec Phase: **3** Volts:

Gross SqFt: 4,108 Rail: Road Front: 169 Office SqFt: **832** Retail SqFt: Sh/Whse SqFt: 3,276 Land SqFt: 12,083 Acres: 0.277 Alley: No Taxes: \$3,631 Annual SID: \$0 SID Payoff: \$0

Tax ID: **A09344**



Year Est:

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:
Gross Inc: Oper Exp: **\$7,500** Net Inc: **\$22,500**

Franchise: Restr: See Deed Insur: CAP Rate: 4.8000

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:

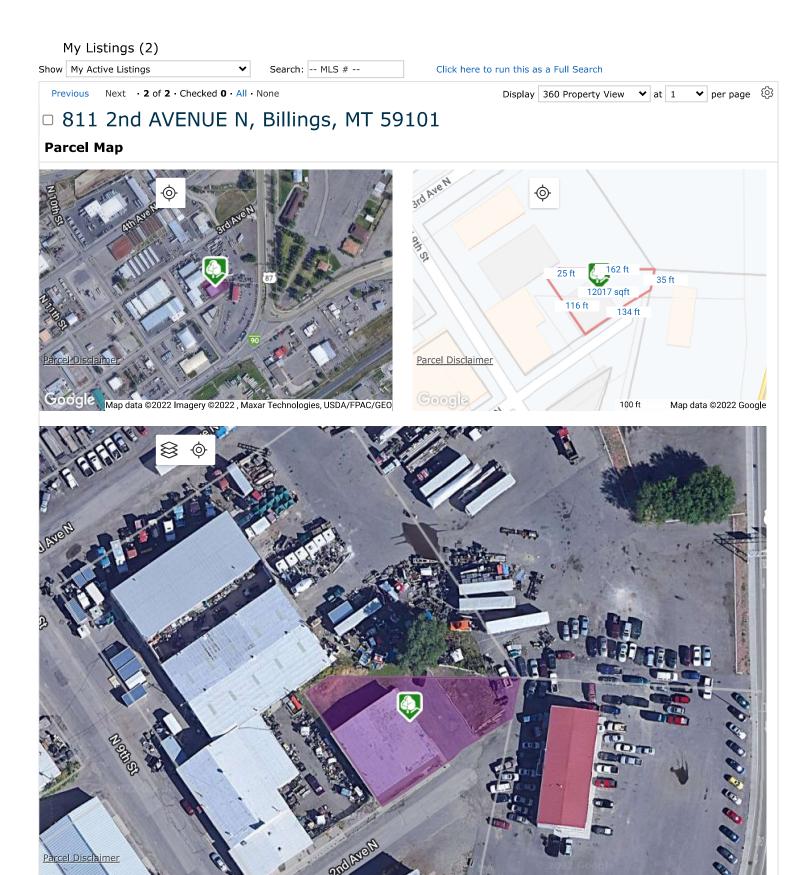
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Legal Description: INDUSTRIAL SUBD 2ND FILING, S34, T01 N, R26 E, BLOCK 5, Lot 5A

Built Info:ExistingPresent Use:Prkg Desc:Misc/Equip:Road Surf:PublicOccupancy:

Heating: Gas Forced Air
Loading: Cooling: Central
Construction: Sewer: Septic Tank
Roof: Water: Public

Sales Includes:



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