

# For Sale

## Brand New 48'x56' Shop!

Bathrooms: 2 SF: 3,264



### \$399,000

### 6936 All Terrain Avenue, Billings MT 59106



Investment Property! Unit A currently offered for lease at \$1,250/month, Unit B is currently leased. 48'x56' building with a divider wall making 2 units - each with a bathroom, kitchen area, & mezzanine/office. 16' walls & 29 gauge metal exterior. 2 Bollards installed on each side of gar. doors (4 total). 18"x18" windows, 36" Man doors, 14'x14' insulated gar. doors with Jack Shaft Operator. 10'x10' header installed for future door on W. side. Each unit has the following: 125 K BTU gas heater installed with gas piping. Separate electrical panels & gas meters on each side. 20 total - 110v outlets each bay, 3- 30 amp RV outlets (2 outside, 1 inside). Each has 12'x21' mezzanine with finished office spaces including windows, carpeting, mini splits.

All info from 3rd party sources & deemed reliable. Info subject to change & not guaranteed or warranted. Buyer & buyer's agent to verify all info.

CONTACT ME FOR  
MORE DETAILS OR TO  
SCHEDULE A TOUR.



Pat Schindele

406-591-2551 | [pat@patschindele.com](mailto:pat@patschindele.com)  
[pat@patschindele.com](mailto:pat@patschindele.com)

Each Office Is Independently  
Owned and Operated

# ps

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