

For Sale

Retail Property 2,749 SF | \$750,000



15th and Grand Avenue

1503 Grand Avenue Billings, Montana 59102

Property Highlights

- Structure Size: 2,749 SF
- Lot Size: 13,783 SF
- Year Built: 1981
- Zoning: Community Commercial
- Grand ADT: 22,750
- 15th Street West ADT: 8,732

Property Description

High traffic retail pad site with excellent frontage to Grand Avenue on a lit intersection. There currently exists a small 2,749 SF Retail/C-Store on the site. Property is also accompanied with a billboard lease. Property was originally constructed as a gas station, but all tanks have been removed and has DEQ approval for closure.

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OFFERING SUMMARY		
Sale Price	\$750,000	
Lot Size	0.34 Acres	
Building Size	2,749 SF	

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	13,340	\$51,386
3 Miles	66,687	\$57,566
5 Miles	113,411	\$57,302

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