

SALE

2147 BLUE CREEK RD # 9

Billings, MT 59101



SALE PRICE

\$199,900

Nathan Matelich, CCIM
(406) 781-6889

Todd Sherman
(406) 570-8961

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OFFERING SUMMARY

Available SF:	1,440 SF
Price / SF:	\$138.82
Zoning:	CX

PROPERTY OVERVIEW

- 1,440 Shop Condo with 14 ft Overhead Door
- Private Bathroom
- Radiant Shop Heater
- Finished Mezzanine Currently Used as Office Space
- Spectrum Internet & Cable Available
- Fully Fenced and Gated for Extra Security and 24/7 Access
- Free Use of RV Dump Station
- HOA Takes Care of Water, Sewer, Snow Removal, Road Maintenance & Landscaping
- Ideal for Warehousing, Storage or Man Cave / She Shed — Commercial Use Subject to HOA Restrictions

LOCATION OVERVIEW

This 2147 Blue Creek Rd shop condo is ideal for anyone looking for a newer construction shop for storage of business equipment or personal toys while offering 24/7 secure access, high efficiency design, room for a small office, radiant tube heat, ADA restroom, high speed internet and plenty of storage. HOA takes care of all common area maintenance such as landscaping and snow removal making this shop condo safe, secure, well taken care of and easy to own. Also ideal for RV, boat or toy storage! This shop condo is ideal for small business owners looking to ditch their rent for a mortgage payment at about the same price!

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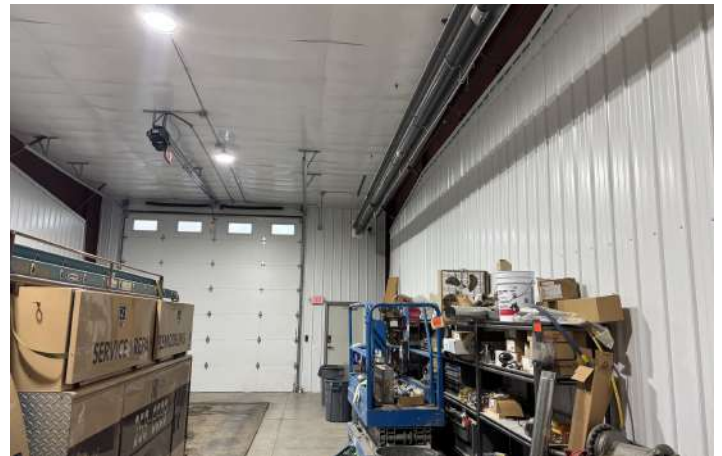


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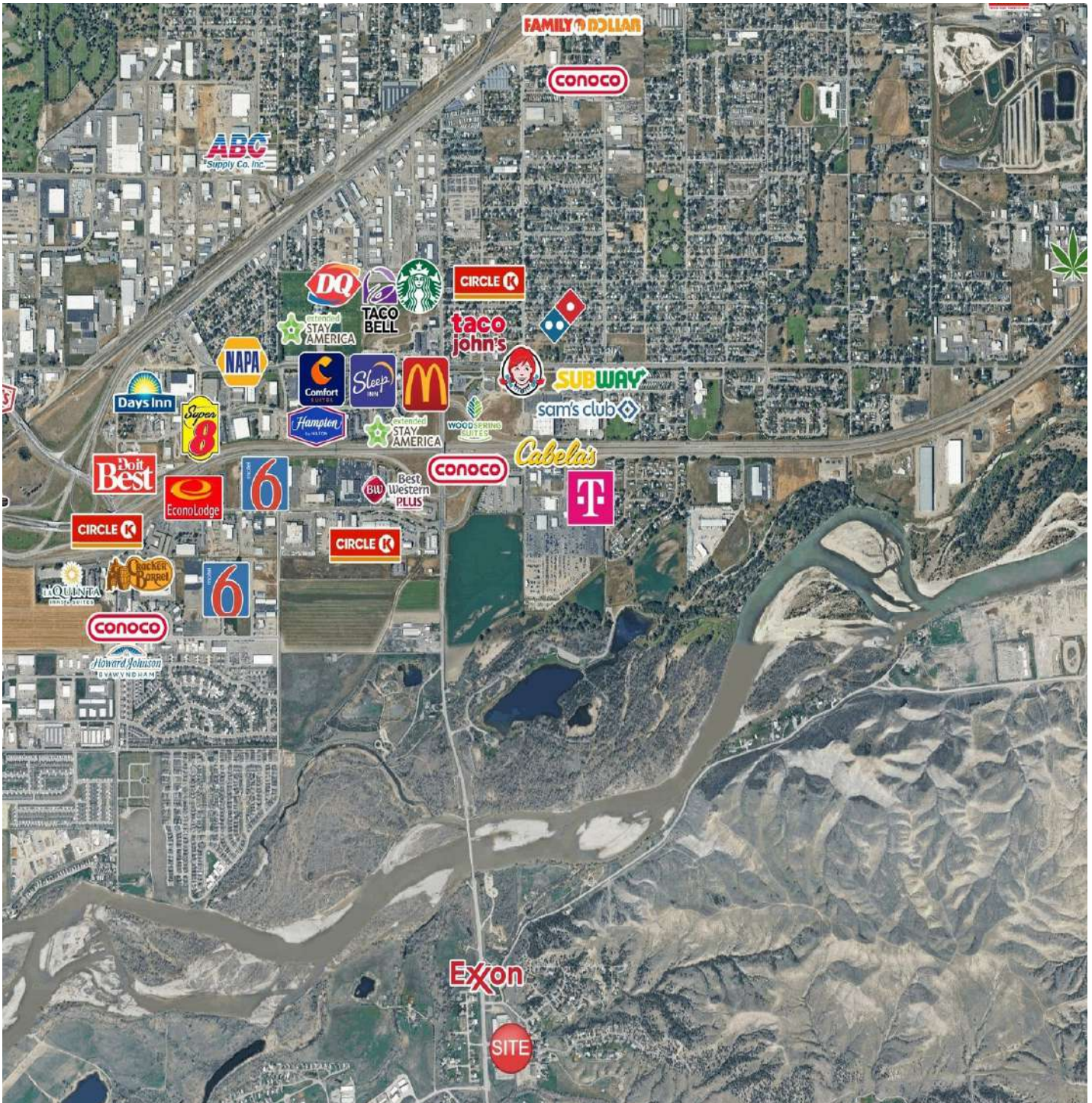


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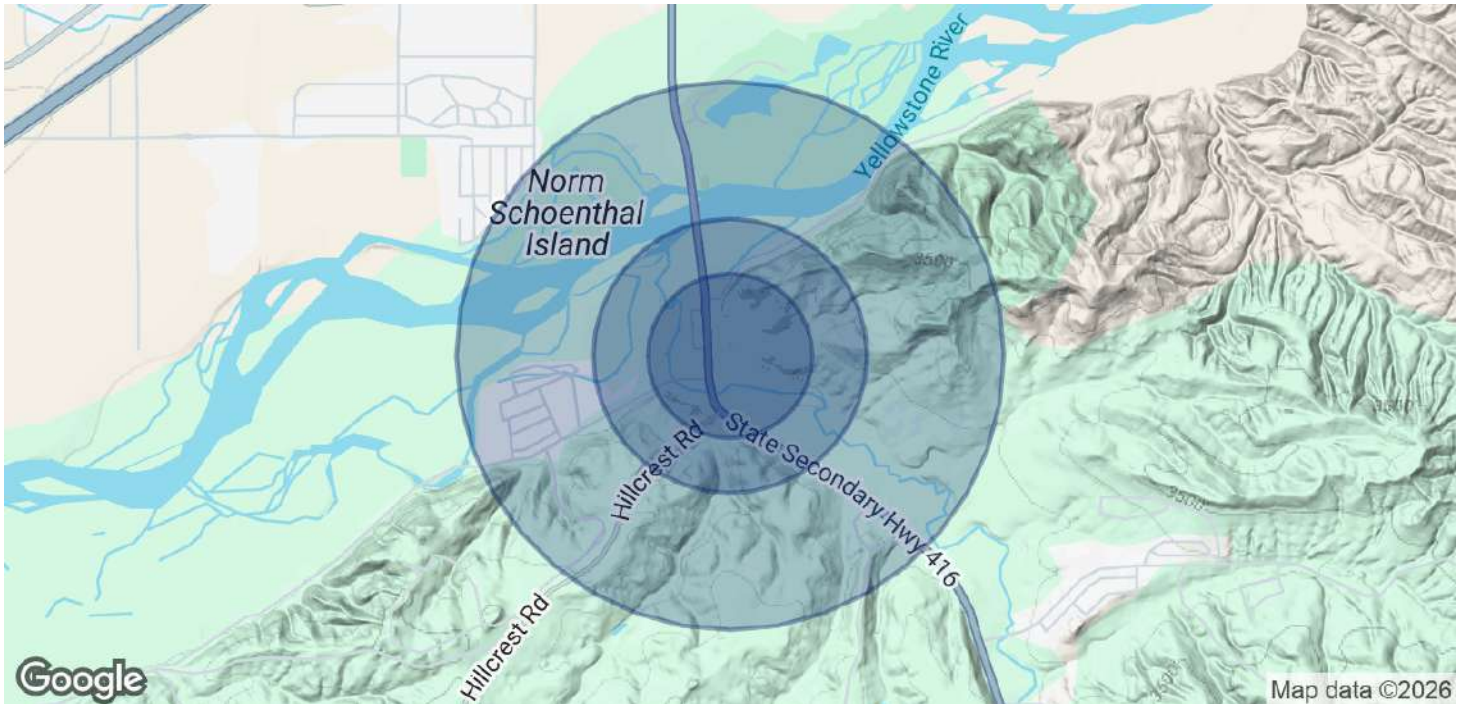


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	231	327	1,152
Average Age	45	44	41
Average Age (Male)	44	44	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	129	446
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$111,662	\$111,002	\$95,710
Average House Value	\$522,208	\$522,637	\$494,068

Demographics data derived from AlphaMap

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