

SALE

1684 GLENEAGLES BOULEVARD

Billings, MT 59105



SALE PRICE

\$199,000

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

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OFFERING SUMMARY

Lot Size: 14,400 SF

Price / SF: \$13.82

Zoning: NO - Neighborhood Office

PROPERTY OVERVIEW

- 14,400 SF Lot
- For Sale \$199,000
- All City Services Available
- Zoned Neighborhood Office
- Level, Gently Sloping Topography Makes for Ideal Development Lot
- Lot Size & Zoning Should Allow for Approximately a 3,500 SF Building
- NOTE: Adjacent 3,460 SF Office Building is Also For Sale for \$699,000

LOCATION OVERVIEW

1684 Gleneagles Blvd is one of the last remaining commercial lots for sale in one of Billings Heights most sought after office parks. With all city services available, this lot is shovel ready. Adjacent businesses include Ortho Montana, Skyview Veterinary Hospital, Billings Oral Surgery & Bennion Lambourne Orthodontics. Adjacent 3,460 SF office building is also listed for sale for a buyer who would benefit from owning a small office park totaling just under 7,000 SF of buildings.

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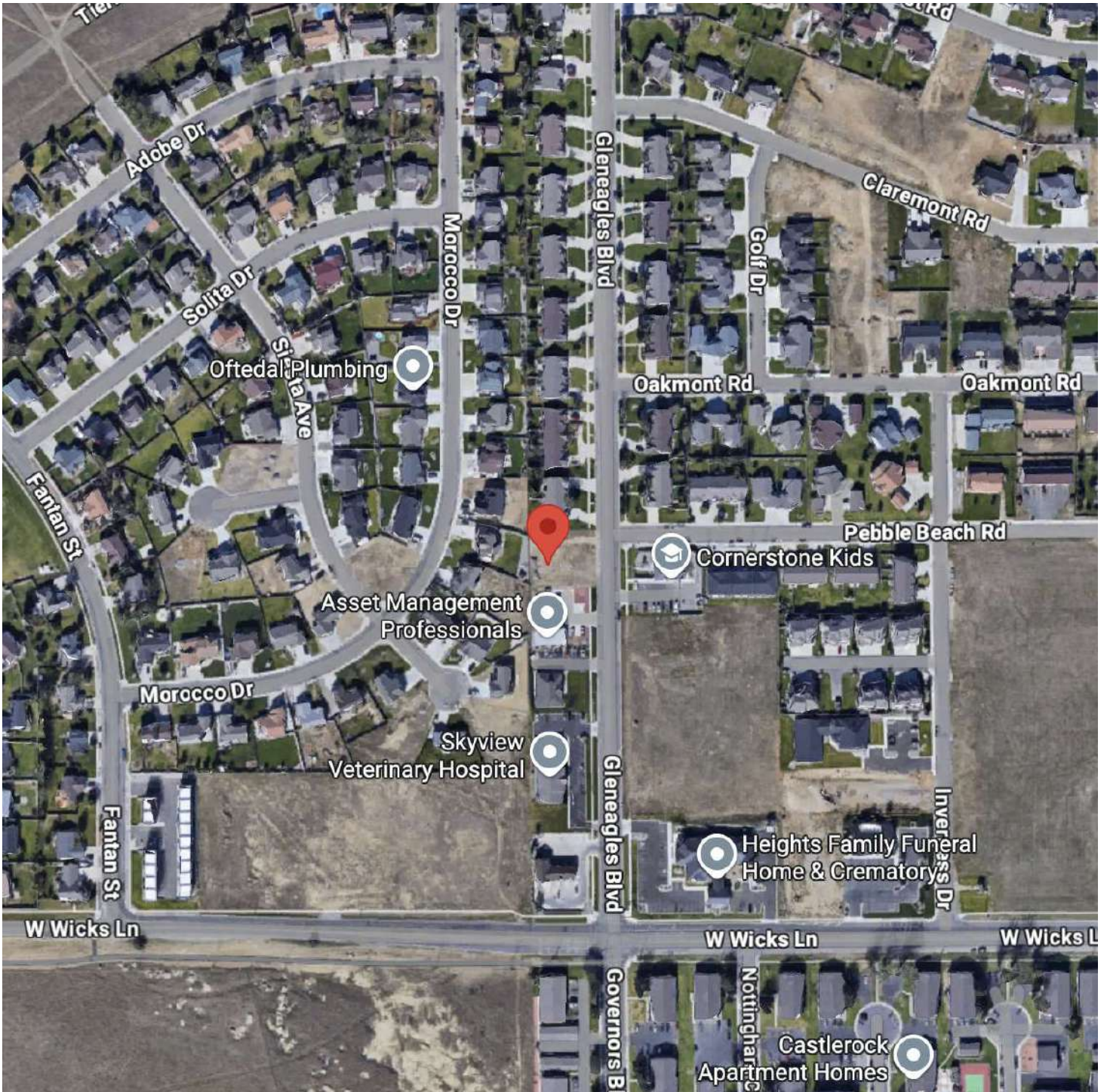


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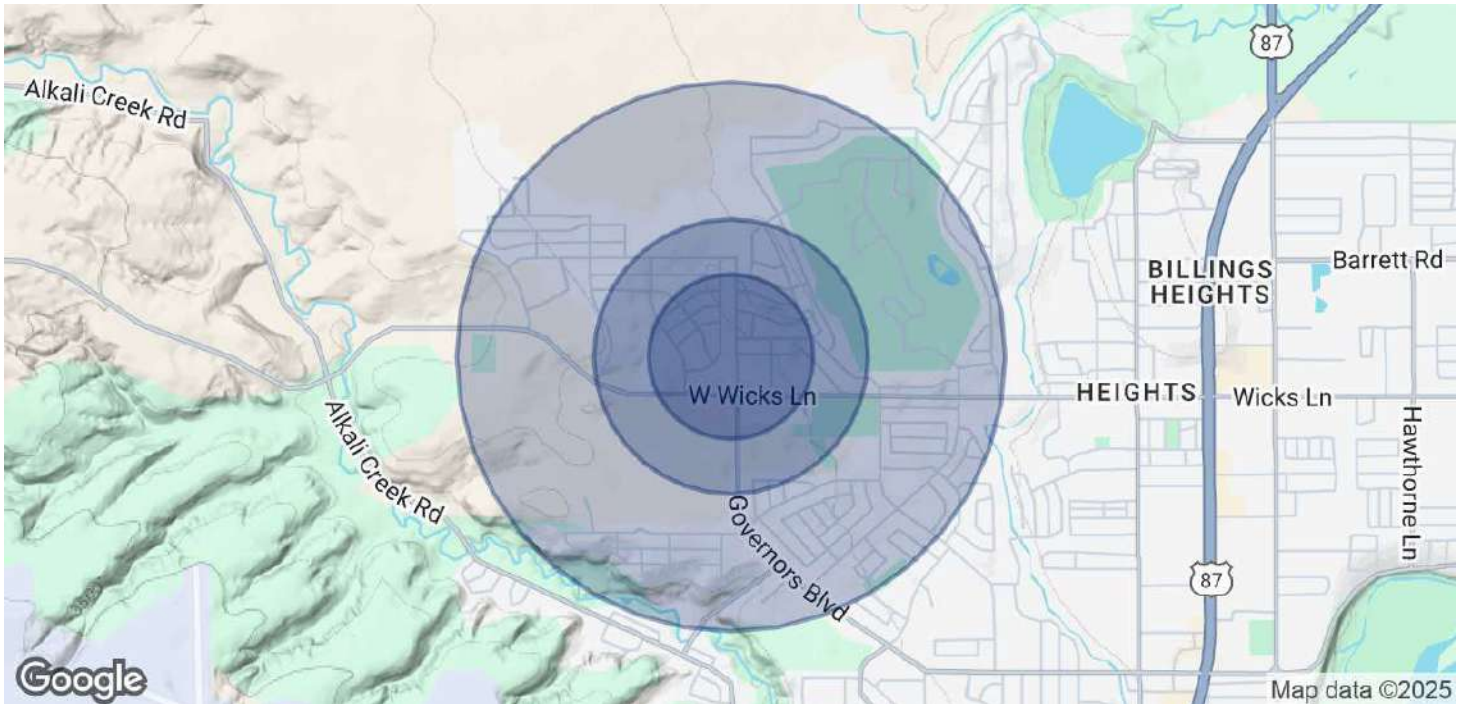


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,248	2,420	8,788
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	458	889	3,325
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$105,275	\$105,471	\$98,225
Average House Value	\$417,651	\$417,620	\$382,037

Demographics data derived from AlphaMap

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