

808 Grand Ave, Billings MT 59102

FOR SALE



\$432,812

- Vacant Lot
- 36,067 Sq Ft Lot Size
- Zoning CMUI



COLDWELL BANKER
COMMERCIAL

CBS

3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

DAVID MITCHELL, **SIOR**, **CCIM**

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808 Grand Ave	
SALE PRICE	\$432,812.00
LOT SQFT	36,067
ZONING	CMU 1
PROPERTY ADDRESS	808 Grand Ave., Billings, MT
TRAFFIC COUNT GRAND AVE	18,000+ cars per day

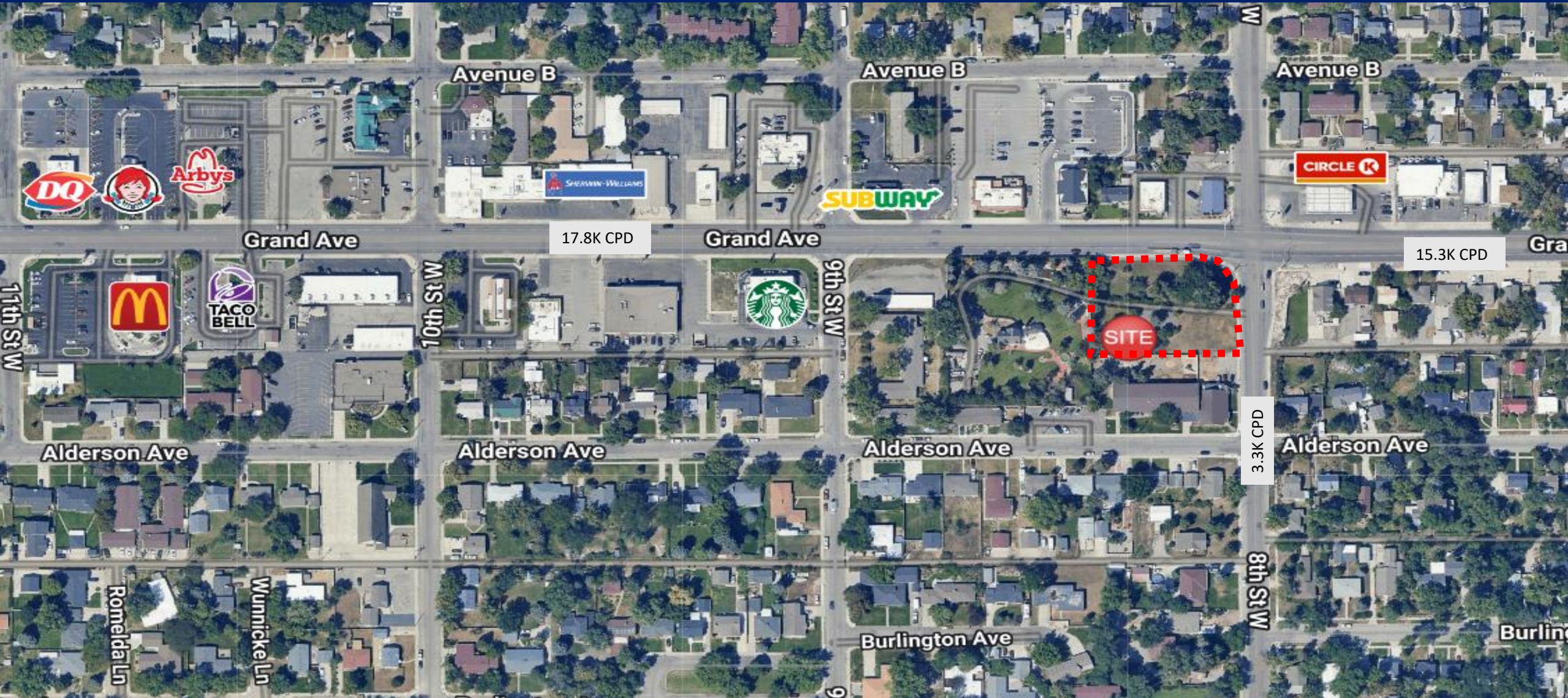
Growing Area of Billings, MT

The property is situated off Grand Ave. and 8th St West. This area has a mix of residential and commercial establishments, which make this area of town attractive. This growing sector has brought new development and residential growth to meet the increased demand. The Grand avenue area is well-connected, with easy access to public transportation and major roads, making it convenient for commuters and visitors alike. With significant daily traffic, Grand Avenue is a prime location for businesses seeking high visibility.

Billings Trade Area

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.

NEARBY RETAILERS



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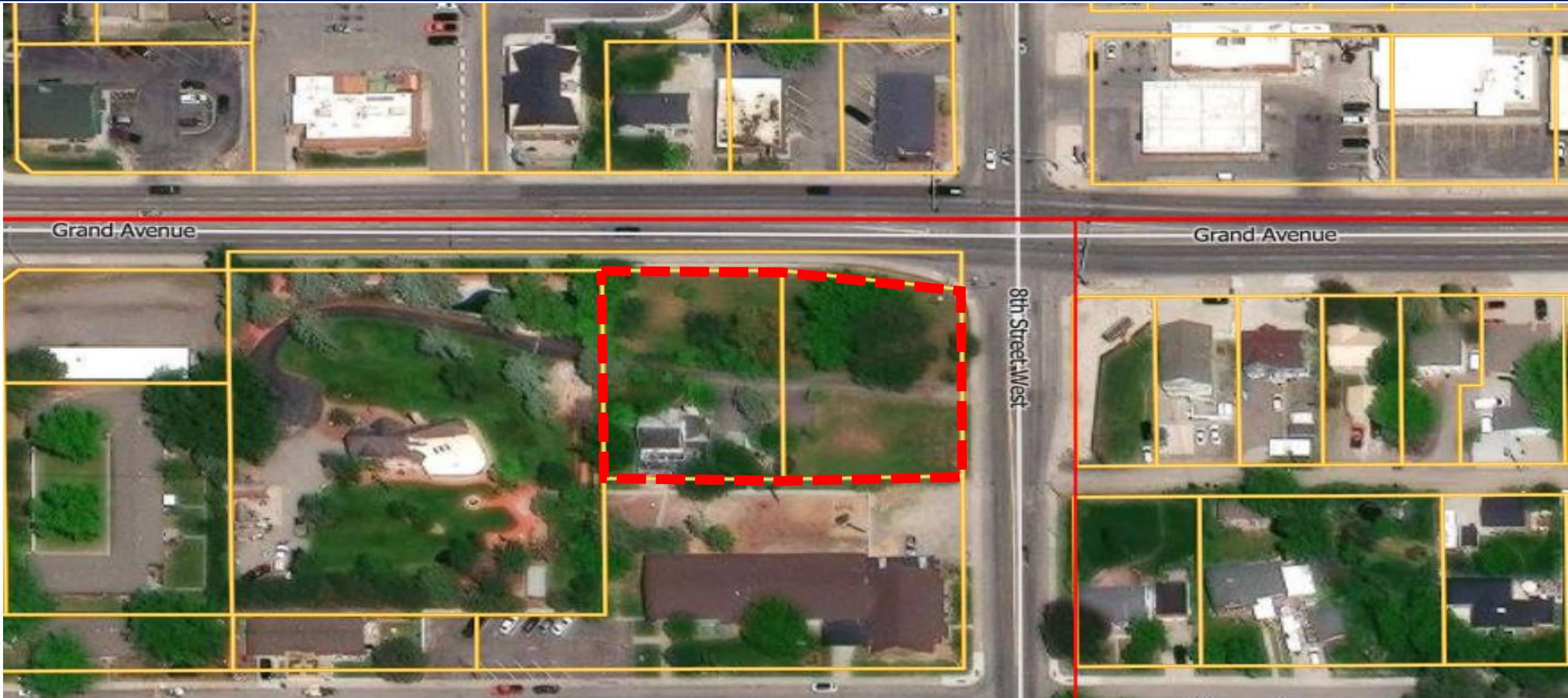
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APPROXIMATE PROPERTY LINES



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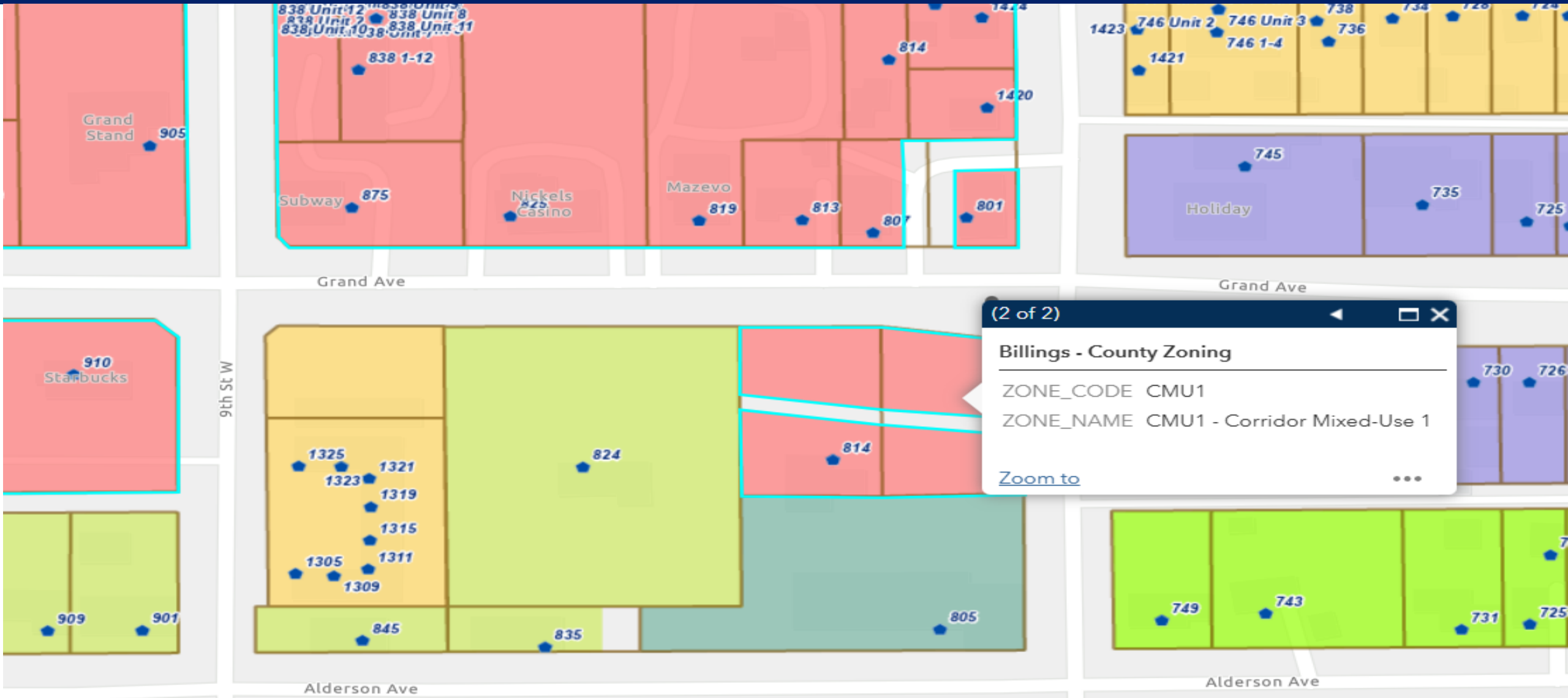
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