

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106

SALE PRICE

\$650,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106



Sale Price

\$650,000

OFFERING SUMMARY

Building Size:	4,800 SF
Lot Size:	0.337 Acres
Price / SF:	\$135.42
Year Built:	2023
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *3 qty 14 ft Overhead Doors (Front)
- *1 qty 14 ft Overhead Door (Back)
- *16' 9" Sidewalls
- *Insulated and Finished Sheet Rocked Interior
- *Natural Gas Heater
- *Excellent Lighting
- *Bathroom with Option to Add Shower
- *Kitchenette with Refrigerator
- *Cistern, Septic and Drain Field

LOCATION OVERVIEW

8030 N Workshop Ave is a new construction 4,800 SF shop space for sale on the west end of Billings near 80th St & King Ave W in the Shop World industrial park. This is a true stick build structure with 6" walls and 16" on center studs and 24" on center trusses - this is not a pole barn. Completely sheeted exterior for extra strength. 8" heavily rebared monolithic slab makes this shop perfect for automotive storage lifts or other heavy industrial equipment. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution space of their products.

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889



COLDWELL BANKER
COMMERCIAL
CBS

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

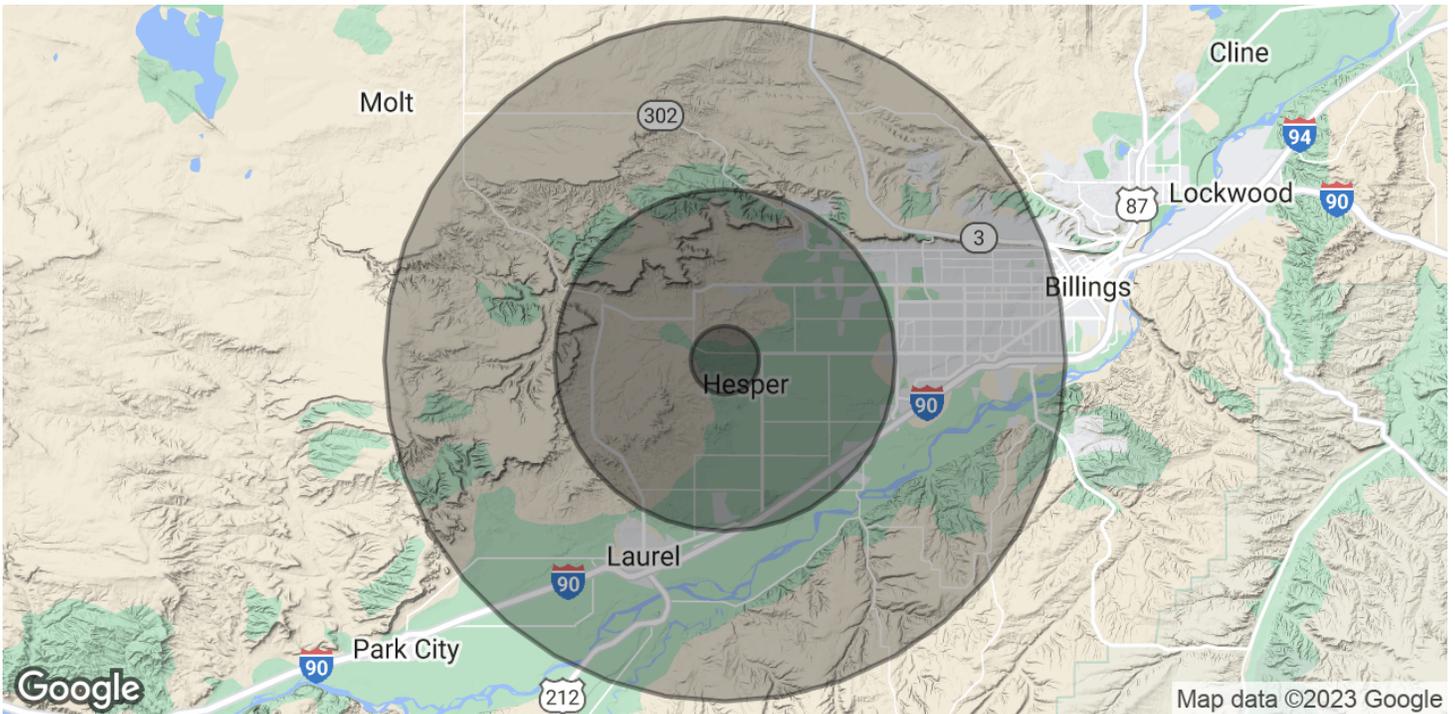


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

NEW CONSTRUCTION SHOP FOR SALE

8030 N Workshop Ave Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	260	15,324	92,982
Average Age	42.5	42.6	41
Average Age (Male)	43.1	42.2	39.4
Average Age (Female)	37.3	42.2	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	109	6,591	42,557
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$121,498	\$137,198	\$90,226
Average House Value	\$361,985	\$396,515	\$265,551

* Demographic data derived from 2020 ACS - US Census

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS