



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
- For Sale or Lease \$2,500.00/mo. NNN

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 is pending DEQ approval for closure.

OFFERING SUMMARY

Sale Price	\$750,000
Lot Size	0.32 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

For more information

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For Sale

Retail Property

2,749 SF | \$750,000

