



Vista Square

4010-4016 Montana Sapphire Drive | Billings, Montana 59106

Property Highlights

- Prime visibility
- Easy Access
- High traffic area
- Supporting businesses nearby
- Spacious and versatile floor plans

Property Description

Prime development lot, featuring 6,814 SQFT with easy access to King Ave and Shiloh. With ample parking, excellent visibility, and CMU-1 zoning, it's ideally suited for a business owner seeking a customizable space in a prime Billings location or an investor looking to create long-term cash flow.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	6,814 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	787	2,943
Total Population	542	1,649	6,426
Average HH Income	\$92,497	\$90,494	\$94,443





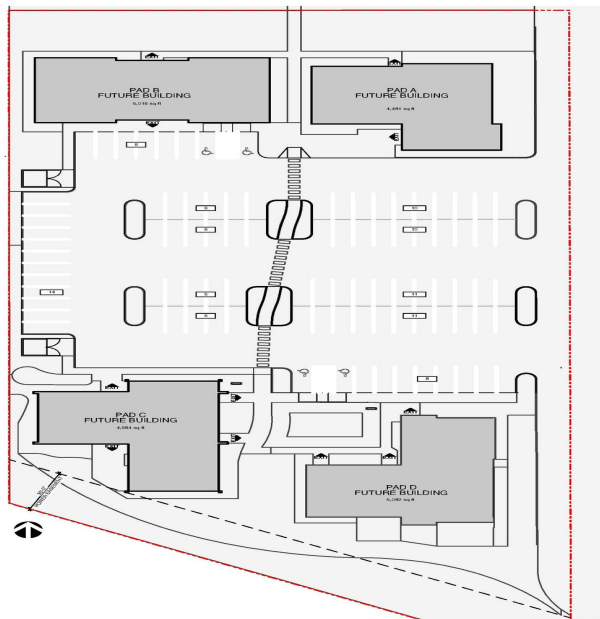
FOR SALE



LAND

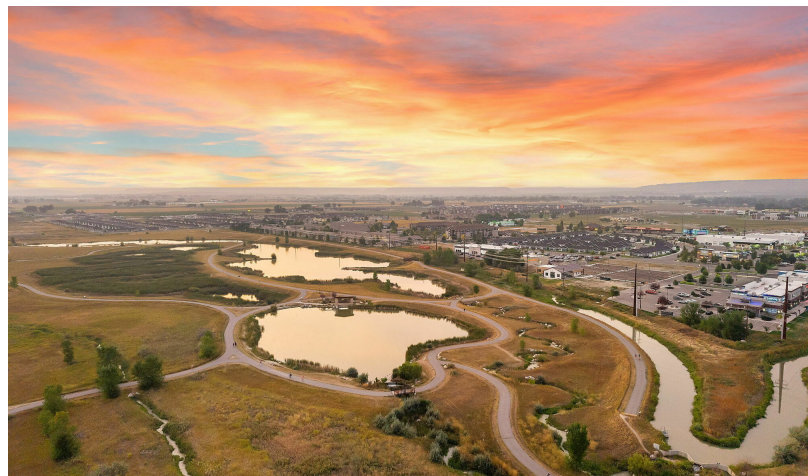
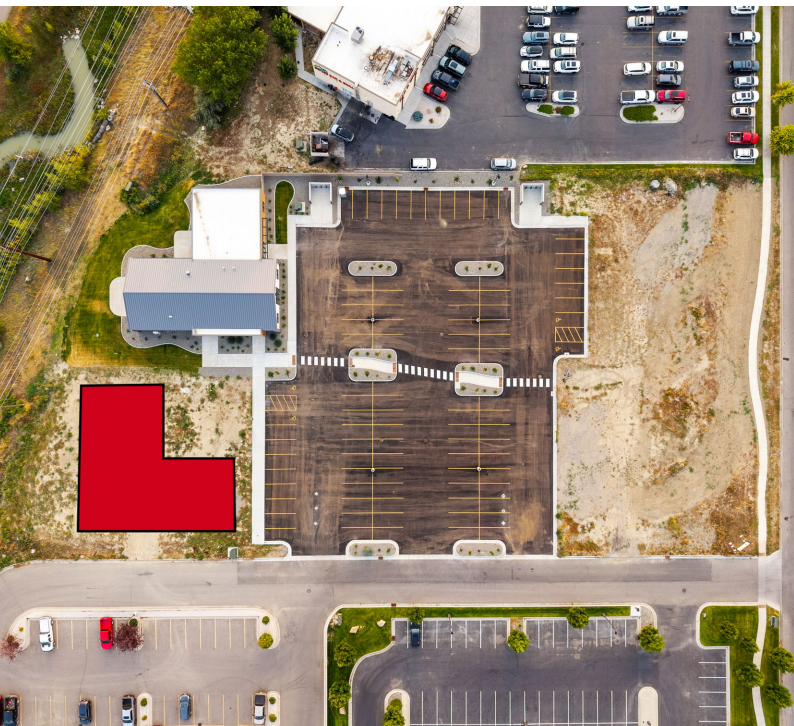


VARIES



COLLABORATIVE DESIGN ARCHITECTS
 200 QUART ROAD, SUITE C
 BILLINGS, MT 59105
 406.294.3443
 www.cd-mt.com

PROPOSED SITE PLAN
VISTA SQUARE
 4016 Montana Sapphire Dr., Billings, MT 59108
 PREPARED FOR: FORMATEC, LLC PROJECT ARCHITECT: BRIAN M. JOHNSON, AIA



Haley Vannatta, CCIM

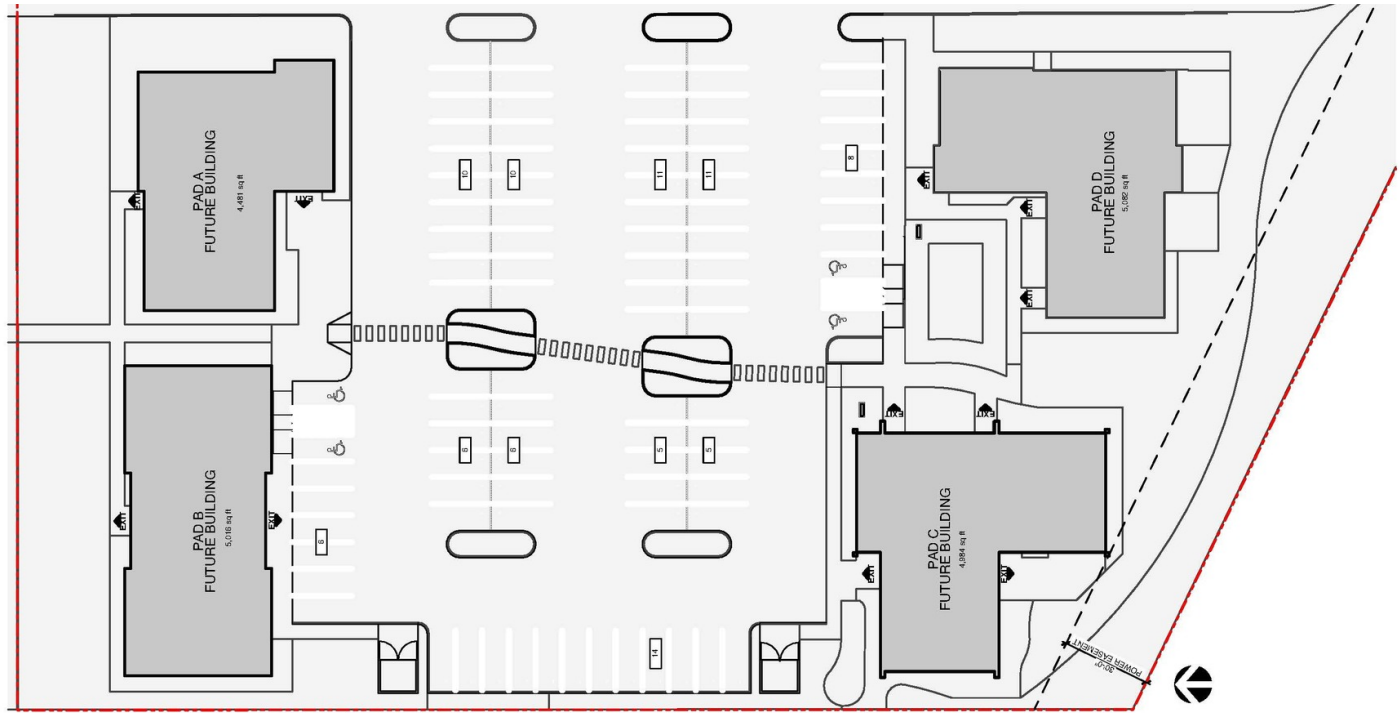
Broker | 406.294.6317

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<https://www.naibusinessproperties.com>

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OF LOTS 3 | TOTAL LOT SIZE 21,634 - 32,544 SF | TOTAL LOT PRICE \$600,000 - \$600,000 | BEST USE OFFICE

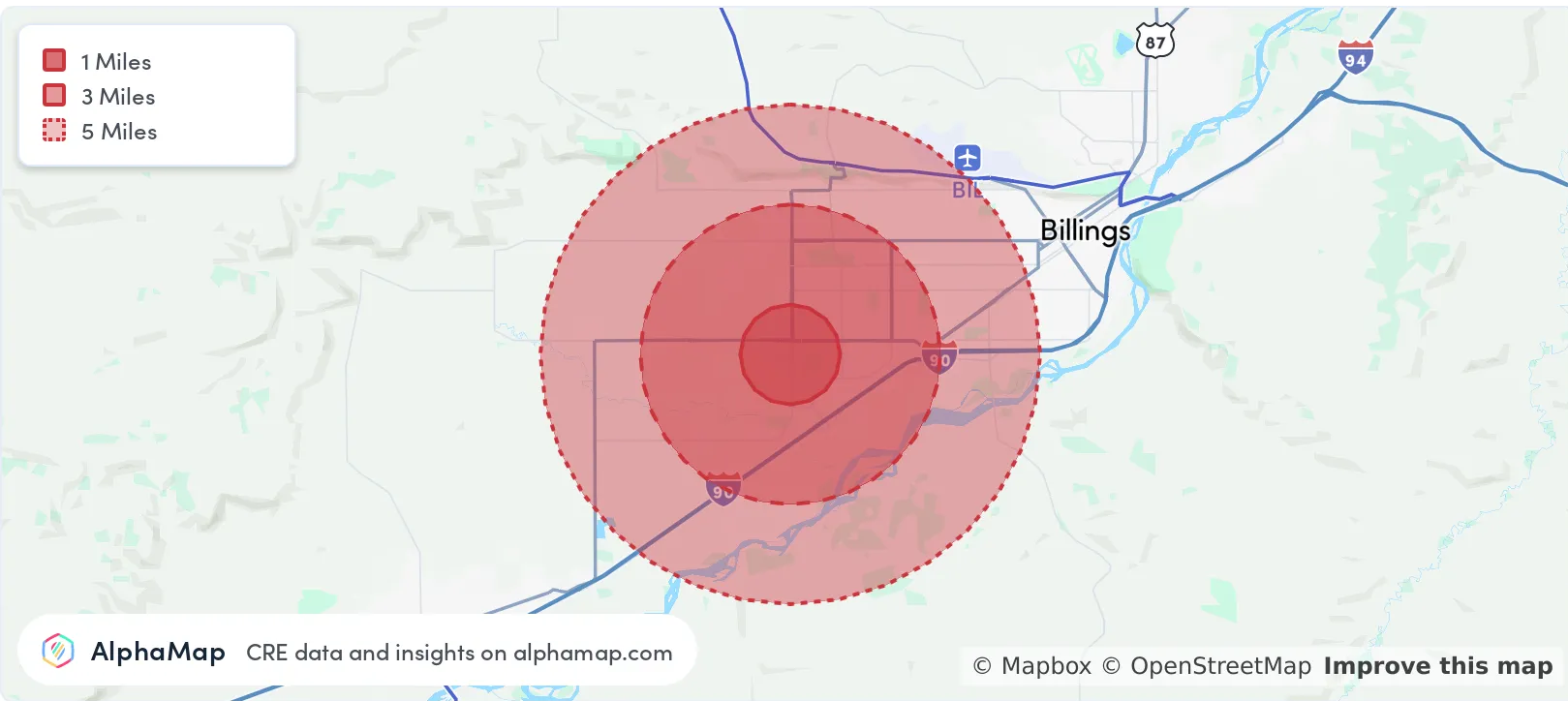
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A	4010 Montana Sapphire Drive	C13961A	Office	21,634 SF	\$600,000	CMU1
Available	B	4012 Montana Sapphire Drive	C13961B	Office	30,391 SF	\$600,000	CMU1
Available	D	4016 Montana Sapphire Drive	C13961d	Office	32,544 SF	\$600,000	CMU1

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,426	32,925	83,815
Average Age	40	43	42
Average Age (Male)	38	41	40
Average Age (Female)	41	44	43

HOUSEHOLD & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,943	14,374	35,677
Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,443	\$100,836	\$106,449
Average House Value	\$447,445	\$439,448	\$445,219
Per Capita Income	\$42,928	\$43,841	\$46,282

Map and demographics data derived from AlphaMap

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