



Kelly Metcalf
 Owner/Broker
 406.671.8163
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Remarkable Revitalized Building!!

Opportune Location with great traffic count, high visibility

FOR SALE

1711 6th Avenue North

\$1,500,000

ML#281061

Located in the Billings Urban Renewal District and close to the Heights, Downtown, and I-90. Location offers high traffic count, good visibility, easy access from three bordering streets, and ample paved parking. Offering 2 suites with potential for a third suite, a separate fenced gravel yard per suite, and many new/upgraded amenities makes this a perfect site for many business types. Truly a MUST SEE!



406.839.9151 • eecmt.com • 720 Lohwest Lane, Billings, MT
 ENGINEERS • ARCHITECTS • SURVEYORS • BUILDERS





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SALE OPTION

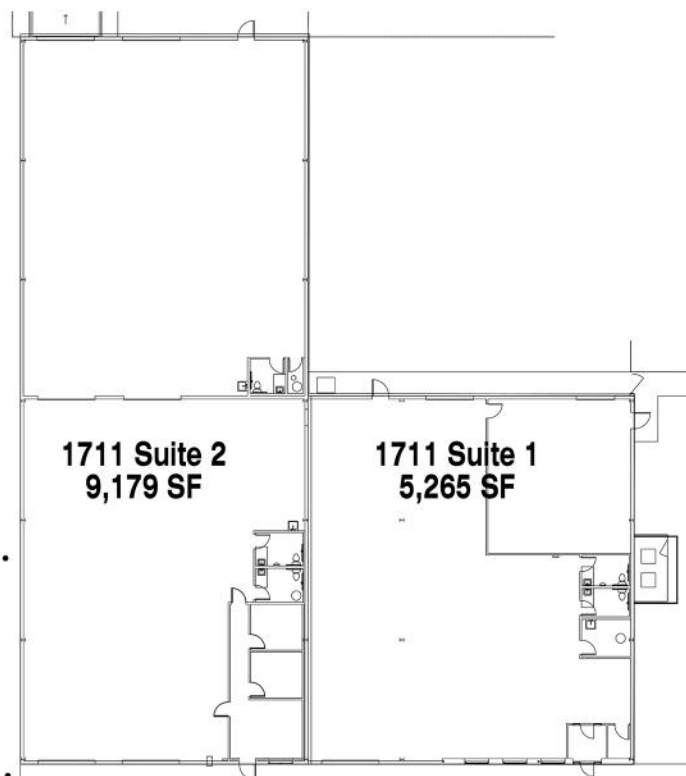
Whole building \$1,500,000

PROPERTY HIGHLIGHTS

- Fully Renovated
- Two Heated Suites
- Potential to further divide Suite 2
- 3 Phase Electric Available
- Separate Gas and Electric Meters
- 220 Outlet per Suite
- 200 Amp Service

NEW AMENITIES

- ADA Restrooms
- Asphalt Parking Lot
- Covered Entry Ways
- Electrical
- insulation
- Landscaping
- Underground Sprinklers Off Well
- Lighting
- Overhead Doors (14')
- Roofing
- Siding
- Yard Fencing & Gravel



AREA HIGHLIGHTS

- Zoned East Billings Rail-spur Village
- Large Lighted Billboard (leased separately)
- Traffic Count Approximately 13,000



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