

!!OWNER/USER PROPERTY!!
!!INVESTMENT PROPERTY!!
HEATED WAREHOUSE CONDO UNIT
FAR WESTEND LOCATION
FOR SALE



- ◆ 1,200 sq. ft. unit built in 2021
- ◆ 14x14 overhead door with automatic opener
- ◆ Gas overhead heater
- ◆ Engineered 2x6 construction with 5" concrete floors suitable for car lift (not a pole barn design like other shops in the area)
- ◆ 36" private entry door
- ◆ Wired for 240v RV / Welder
- ◆ Several 120v outlets throughout
- ◆ Wired for internet
- ◆ Access to two community bathrooms
- ◆ Condo fees approximately \$800 per year (includes insurance for exterior building and general liability, snow removal, exterior building maintenance, and common area maintenance)
- ◆ Private roads (electric gates pending)

Contact Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089

COMMERICAL PROPERTY FACTS

- ADDRESS:** North Workshop Condominiums
8133 North Workshop Avenue, Unit B
Billings, MT 59106
- LEGAL:** SHOP WORLD 1 SUB (20), S14, T01 S, R24 E, Lot 99 - 100,
COMBO (22)
- TAXES:** TBD (Condo documents have been filed and recorded)
- CONDO FEES:** Approximately \$800 per year (includes insurance for exterior building and general liability, snow removal, exterior building maintenance, and common area maintenance)
- ZONING:** Controlled Industrial Zoning
- CONDO:** Unit is 1,200 sq. ft. (24' wide x 50' deep)
- BUILT:** Constructed in 2021
- PARKING:** On pads in front of condo unit
- SALES PRICE:** \$114,000 (\$95 per sq. ft.)
- GENERAL:** Far west location with good access from South 80th Street West. All units are insulated well and GFA heated with common area bathrooms. Units are 1,200 SF each (24' x 50') with several general purpose 120v/20a outlets throughout, a 240v/50a RV/Welder outlet, and wired for internet. Units have 14' x 14' commercial overhead doors, and private 36" entry doors to each shop unit. Asphalt driveways with southern exposure.

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