

**PREMIUM LAND PARCEL
IN COUNTY FOR SALE
GREAT WESTEND LOCATION
OFF SOUTH FRONTAGE ROAD**



- ◆ 0.954 acre (41,556 SF) land parcel off the South Frontage Road adjacent to the east of Lionheart
- ◆ Legal Description: HIWAY ACRES, S13, T01 S, R25 E, Lot 5, AMD (Tax Code: C03623)
- ◆ Located at 1416 East Lane, Billings, MT (Property is in the County)
- ◆ Zoned: C3 - General Commercial
- ◆ Sale Price: \$395,000 (\$9.50 per SF for land parcel without house)
- ◆ Terms: Cash, Finance, or Contract for Deed
- ◆ House could be remodeled for a retail dispensary location

**Contact Tucker Veltkamp
Rob Veltkamp Brokerage
406-656-2201 or 406-927-9302**