

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



- ◆ 1,200 sq. ft. units built in 2021
- ◆ 14'x14' 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 \$1,050 per year (includes insurance for exterior building and general liability, snow removal, exterior building maintenance, and common area maintenance)
- ◆ Private roads (electric security gates recently installed)

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

## **COMMERICAL PROPERTY FACTS**

<b>ADDRESS:</b>	North Workshop Condominiums 8133 North Workshop Avenue, Unit B or Unit C Billings, MT 59106
<b>LEGAL:</b>	N WORKSHOP CONDOMINIUMS (25), S14, T01 S, R24 E, BUILDING 8133, UNIT B & UNIT C, LOC @ LTS 98-100, SHOP WORLD 1 SUB
<b>TAXE CODES:</b>	Unit B - C17906B   Unit C - C17906C
<b>TAXES:</b>	Recently converted to condo units, taxes estimated at \$450 each
<b>CONDO FEES:</b>	Approximately \$1,050 per year for each unit (includes insurance for exterior building and general liability, snow removal, exterior building maintenance, and common area maintenance)
<b>ZONING:</b>	Controlled Industrial Zoning
<b>CONDO:</b>	Units are 1,200 sq. ft. (24' wide x 50' deep)
<b>BUILT:</b>	Gated warehouse development constructed in 2021
<b>PARKING:</b>	On pads in front of condo units
<b>SALES PRICE:</b>	\$119,000 (\$99 per sq. ft.)
<b>GENERAL:</b>	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.

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