

DEVELOPMENT PROPERTY FOR SALE | NEAR I-90 SOUTH BILLINGS LOCATION



- ◆ Approximately 1.35 acres (58,806 SF) located at 408 & 412 Sugar Avenue
- ◆ Legal Description: 408 Sugar - S10, T01 S, R26 E, C.O.S. 587, .34 AC (Tax Code: D01730) | 412 Sugar - ALLISON TRACTS NO 2 (C/S 157) 415, S10, T01 S, R26 E, Lot A, TR A COS 157 (Tax Code: A02274)
- ◆ Property currently has a small house and garage
- ◆ Property is zoned Light Industrial
- ◆ Property is in the County with traffic count of 8,000 cars per day
- ◆ Sale Price: \$375,000, (\$6.38 per Sq. Ft.)

**Contact Tucker Veltkamp
Rob Veltkamp Brokerage
406-927-9302 or 406-855-9089**