

# COMMERCIAL LAND PARCEL BILLINGS WESTEND FOR SALE

---

- ◆ Lot 1, Block 1 of Montana Sapphire Subdivision
- ◆ Located at 4330 King Avenue West
- ◆ Real Estate Taxes: C 11991 \$11,026 (2025)
- ◆ City water & sewer, electricity & gas services in King Avenue West
- ◆ Entryway Light Industrial
- ◆ Approximately 1.7113 Acres (74,544 sq. ft.)
- ◆ \$1,200,000 Cash or New Finance (\$16.10 per sq. ft.)

**Please Call Tucker Veltkamp  
ROB VELTKAMP BROKERAGE  
406-656-2201 or 406-927-9302**