

# \$44,500 - Lot 71 Backcountry Avenue, Billings

MLS® #349564

**\$44,500**

Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

Shop World 406, Billings, MT

Shop lots in Shop World 406! This lot has MT DEQ SEPTIC and CISTERN approval (Riverstone Health will issue final permit subject to building size and placement.) Natural gas and electric available. Secluded and private location yet only 15 minutes from Walmart and shopping! Security gates and cameras. Dock high as well as pickup truck high loading/unloading area (see photos). Paved roads throughout, mailboxes. \$400 annual Property Owner's Association fee. Build your own or Seller will build custom shops - ask agent for process/details. Taxes not yet spread, TBD. All info from 3rd party sources & deemed reliable. Info subject to change & not guaranteed or warranted. Buyer & buyer's agent to verify all info.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | 349564     |
| Price     | \$44,500   |
| Bathrooms | 0.00       |
| Acres     | 0.18       |
| Type      | Land       |
| Sub-Type  | Commercial |
| Status    | Active     |

## Community Information

|         |                           |
|---------|---------------------------|
| Address | Lot 71 Backcountry Avenue |
| Area    | (08) West Billings        |

Subdivision Shop World 406  
City Billings  
County Yellowstone  
State MT  
Zip Code 59106

### Amenities

Utilities Natural Gas Available, Phone Available, Water Available

### Exterior

Lot Description Interior Lot, Level

### School Information

Elementary Elder Grove  
Middle Elder Grove  
High West

