

\$397,500 - 6936 A/b All Terraine Avenue, Billings

MLS® #353211

\$397,500

Bedroom, 0.00 Bathroom,
Commercial Sale on 0.18 Acres

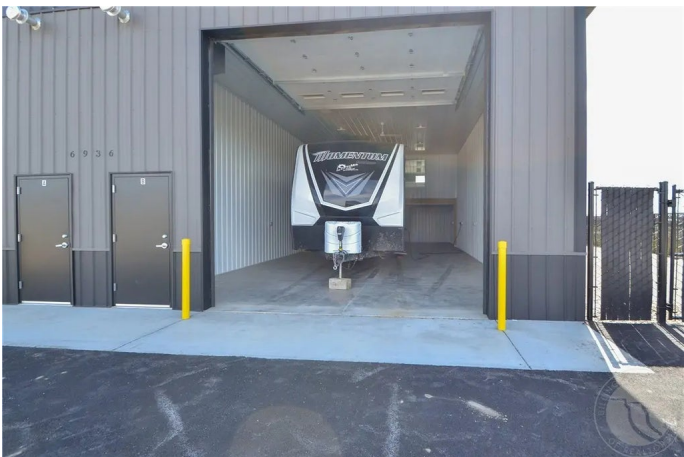
Shop World 406, Billings, MT

Investment property! Unit A & B are both leased for \$1,200/month. 48'x56' building w/divider wall making 2 units - each w/bathroom, kitchen area & mezzanine/office. 16' walls & 29 gauge metal exterior. 2 Bollards installed on each side of gar. doors (4 total). 18"x18" windows, 36" Man doors, 14'x14' insulated gar. doors w/Jack Shaft Operator. 10'x10' header installed for future door on W. side. Each unit has the following: 125 K BTU gas heater installed with gas piping. Separate electrical panels & gas meters on each side. 20 total - 110v outlets each bay, 3- 30 amp RV outlets (2 outside, 1 inside). Each has 12'x21' mezzanine w/finished office spaces including windows, carpeting, mini splits. \$400/year HOA fee. All info from 3rd party sources & deemed reliable. Info subject to change & not guaranteed or warranted. Buyer & buyer's agent to verify all info.

Built in 2024

Essential Information

MLS® #	353211
Price	\$397,500
Bathrooms	0.00
Acres	0.18
Year Built	2024
Type	Commercial Sale
Sub-Type	Warehouse
Status	Active



Community Information

Address	6936 A/b All Terraine Avenue
Area	(07) Northwest Billings
Subdivision	Shop World 406
City	Billings
County	Yellowstone
State	MT
Zip Code	59106

Interior

Heating	Forced Air, Gas
Cooling	Ductless
# of Stories	2
Stories	Two

Exterior

Roof	Metal
Construction	Metal Siding