

# \$684,000 - 7105 Grand Avenue, Billings

MLS® #353505

**\$684,000**

Bedroom, 0.00 Bathroom,  
Commercial Sale on 18.43 Acres

N/A, Billings, MT

Welcome to this stunning 18.4-acre parcel, located just past 70th Street W in Billings, MT. With a gentle slope, partial tree coverage, and breathtaking views of the Rims, this property offers the perfect blend of privacy and convenience.

This unzoned land presents a fantastic opportunity for residential development or a single home with space. The property includes irrigation ditch rights, making it ideal for creating a horse property or enhancing the landscape with pastures and outdoor amenities.

Located just minutes from the West End, you'll have easy access to shopping, restaurants, and other amenities. Electricity is readily available nearby, streamlining your project.

Whether you're building your dream home, creating a horse-friendly estate, or exploring development, this property offers ample space and endless possibilities.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | 353505          |
| Price     | \$684,000       |
| Bathrooms | 0.00            |
| Acres     | 18.43           |
| Type      | Commercial Sale |



|          |        |
|----------|--------|
| Sub-Type | Land   |
| Status   | Active |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 7105 Grand Avenue       |
| Area        | (07) Northwest Billings |
| Subdivision | N/A                     |
| City        | Billings                |
| County      | Yellowstone             |
| State       | MT                      |
| Zip Code    | 59106                   |

**Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Utilities | Sewer Not Available, Water Not Available |
|-----------|------------------------------------------|

**Interior**

|         |      |
|---------|------|
| Heating | None |
| Cooling | None |