

# SALE

## 733 LAKE ELMO DR

733 Lake Elmo Dr Billings, MT 59105

SALE PRICE

\$399,900



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

**Erik Caseres**

406 861 4742

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## OFFERING SUMMARY

Building Size:	2,270 SF
Lot Size:	9,024 SF
Price / SF:	\$176.17
Year Built:	1979
Zoning:	CX Heavy Commercial

## PROPERTY OVERVIEW

- \*2,270 SF Shop with 3 Offices, Mancave or Ultimate Live/Work Space
- \*1,035 SF of Office/Living Area & 1,235 SF of Shop with 14 ft Overhead Door
- \*9,024 SF Lot
- \*Zoned Heavy Commercial
- \*Reception Area/Living Room
- \*3 Offices/Bedrooms
- \*Kitchenette
- \*2 Bathrooms
- \*Car Port
- \*Large Shed
- \*Fenced Patio Space
- \*New Paint, Flooring, Lighting, Bathrooms, Kitchenette, Windows, Roof and HVAC Recently Installed
- \*Premium Upgrades Include Granite Counters, Custom Tiled Shower, Vaulted Ceilings, Barn Door Wooden Shutters & Store Front Glass Doors
- \*Paint Booth
- \*Car Lift (\$2,000), Air Compressor (\$1,600) and Storage Container with Custom Workshop Inside (\$7,000) Can Be Included for an Additional Cost

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## TEXT HEADLINE

733 Lake Elmo Dr. offers a unique blend of functionality and comfort, ideal for those seeking a versatile live/work space. Priced at \$399,900, this property boasts a total of 2,270 square feet, featuring a spacious shop and three offices, perfect for various business endeavors or personal hobbies.

The property includes 1,035 square feet of office/living area seamlessly integrated with 1,235 square feet of shop space, complete with a convenient 14-foot overhead door. With a generous 9,024 square foot lot and zoned for heavy commercial use, there is ample space and flexibility for a wide range of activities.

Step into a welcoming reception area/living room perfect for productive work or relaxed downtime. Three offices/bedrooms provide space for private meetings, creative projects, or comfortable living arrangements. A kitchenette and two bathrooms offer modern convenience, while a carport and large shed provide additional storage options.

Recent upgrades including new paint, flooring, lighting, bathrooms, kitchenette, windows, roof, and HVAC. Premium finishes such as granite counters, custom tiled shower, vaulted ceilings, barn door wooden shutters, and storefront glass doors add a touch of elegance to the space.

For those with specific needs, this property also features a paint booth, and optional equipment including a car lift, air compressor, and storage container with custom workshop inside can be included for an additional cost, providing endless possibilities for customization and expansion.

Outside, a fenced patio space offers a private retreat for outdoor relaxation or gatherings, making it the perfect spot to unwind after a busy day.

Whether you're an entrepreneur looking for a dynamic workspace, a hobbyist in need of a dedicated workshop, or someone seeking a comfortable home with versatile amenities, 733 Lake Elmo Dr presents a rare opportunity to embrace the ultimate live/work lifestyle in the Billings Heights.



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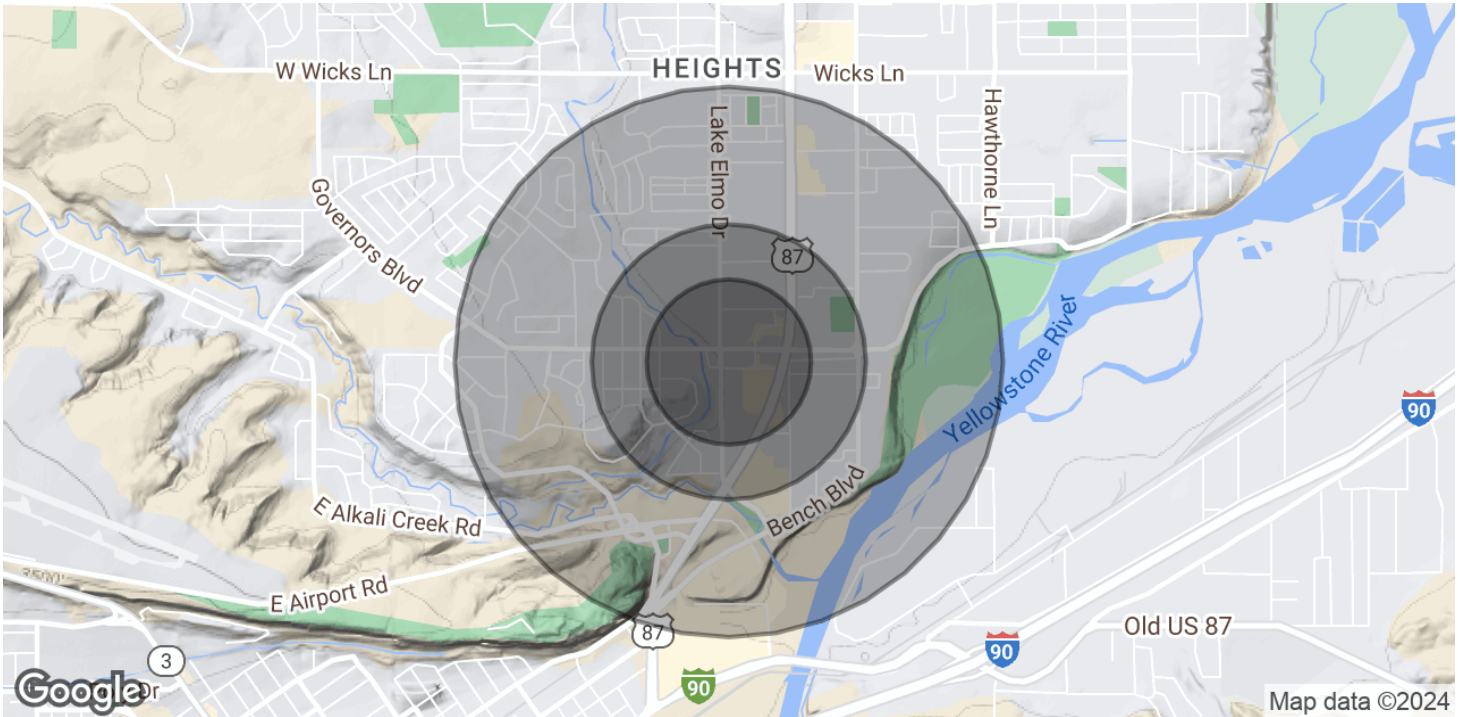


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	556	2,350	9,139
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	1,028	3,882
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$70,338	\$69,838	\$73,082
Average House Value	\$267,548	\$280,228	\$292,856

Demographics data derived from AlphaMap

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