



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

## **307 N 23RD ST**

Billings, MT 59101

### AVAILABLE SPACE

17,500 SF

### ASKING PRICE

\$199,900

### AREA

Prime downtown lot

CBD Zoning

17,500 SF Tract

City Services Available

\$199,900



# LAND FOR SALE

CBCWORLDWIDE.COM

## OFFICE

**George Warmer**

406 855 8946

[george@cbcmontana.com](mailto:george@cbcmontana.com)

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 307 N 23RD ST

Billings, MT 59101

# SALE



## OFFERING SUMMARY

Sale Price: \$199,900

Price / SF: \$11.42

Lot Size: 17,500 SF

Zoning: CBD

## PROPERTY OVERVIEW

\$199,900 (\$11.43 PSF)  
Prime Downtown CBD Lot For Sale  
City Services Available

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

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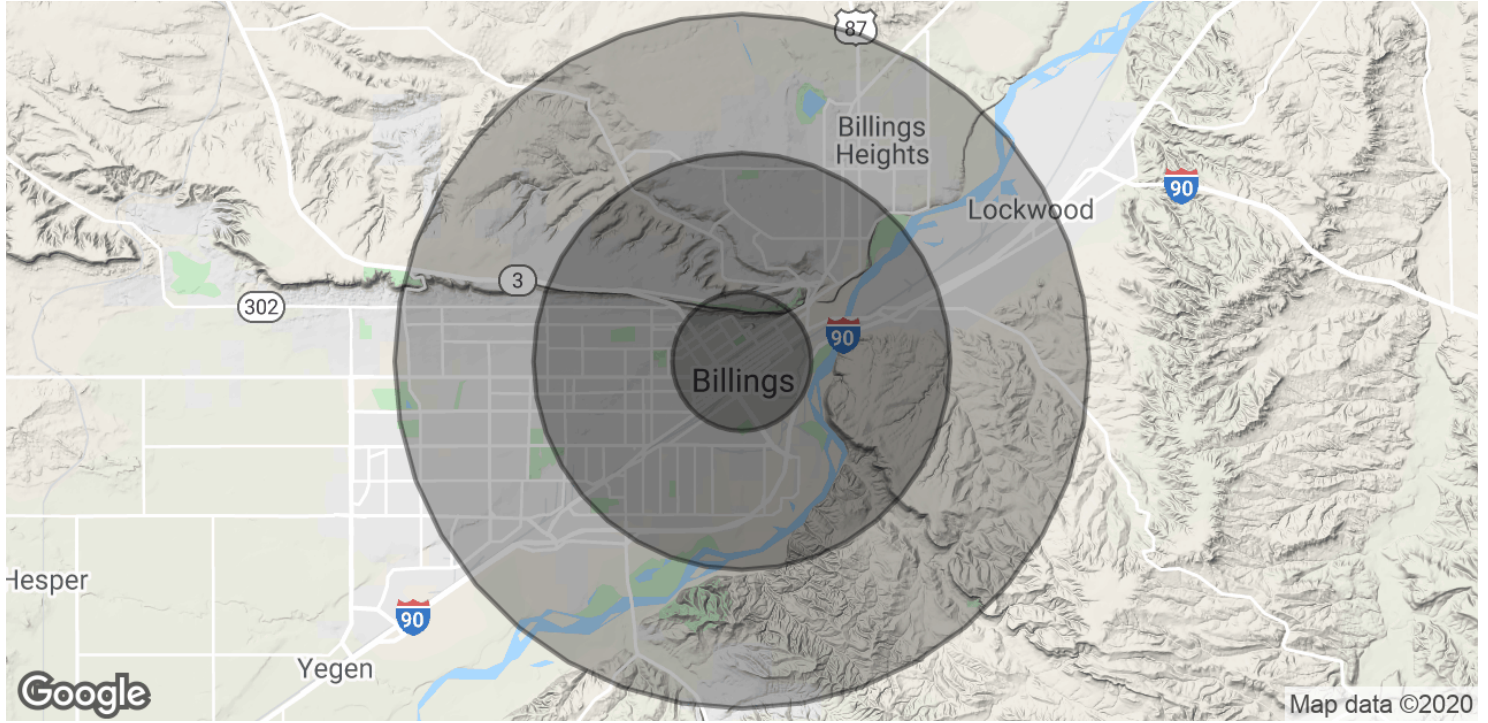
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# 307 N 23RD ST

Billings, MT 59101

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,368	56,773	98,989
Average age	35.8	34.6	35.8
Average age (Male)	35.5	33.5	34.3
Average age (Female)	35.4	36.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,341	24,139	41,930
# of persons per HH	2.2	2.4	2.4
Average HH income	\$36,744	\$50,363	\$53,374
Average house value	\$177,968	\$150,315	\$159,578

\* Demographic data derived from 2010 US Census

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