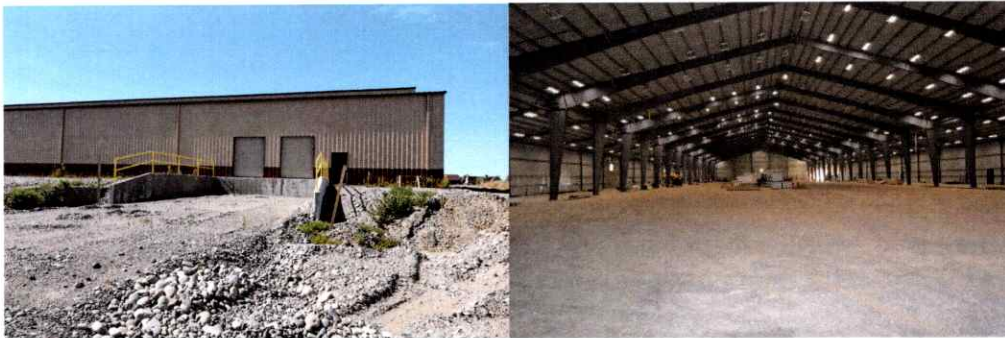




145 Grand Avenue, Suite 8
Billings, Montana 59101
office 406-256-0400
diamond-real-estate.com

Manufacturing/Distribution/Warehousing



56th Street West & Neibauer Road

- **100,000 sq. ft.**
- **Sprinkled**
- **Easy Access to I-90**
- **\$3.75/sq. ft.**

Chuck Platt

406-861-8000

chuck@chuck-platt.com



DIAMOND
REAL ESTATE

145 Grand Avenue, Suite 8
Billings, Montana 59101
office 406-256-0400
diamond-real-estate.com

Mackenzie Meadows Industrial South 56th Street West & Neibauer Road

- Easy Access to S. Frontage & I-90
- Easy Access to the City
- New Subdivision – Pick your Lot
- Gravel Base for Building
- Wells & Septic's
- Gas & 3-Phase Power
- Prices Starting @ \$4.00/sf
- Lots all 1+ Acres

Description

New Industrial/Commercial/Residential/
Development with easy access to the City
and I-90. Gravel base for construction.
Across 56th from Knife River Gravel.
"Outstanding Location"

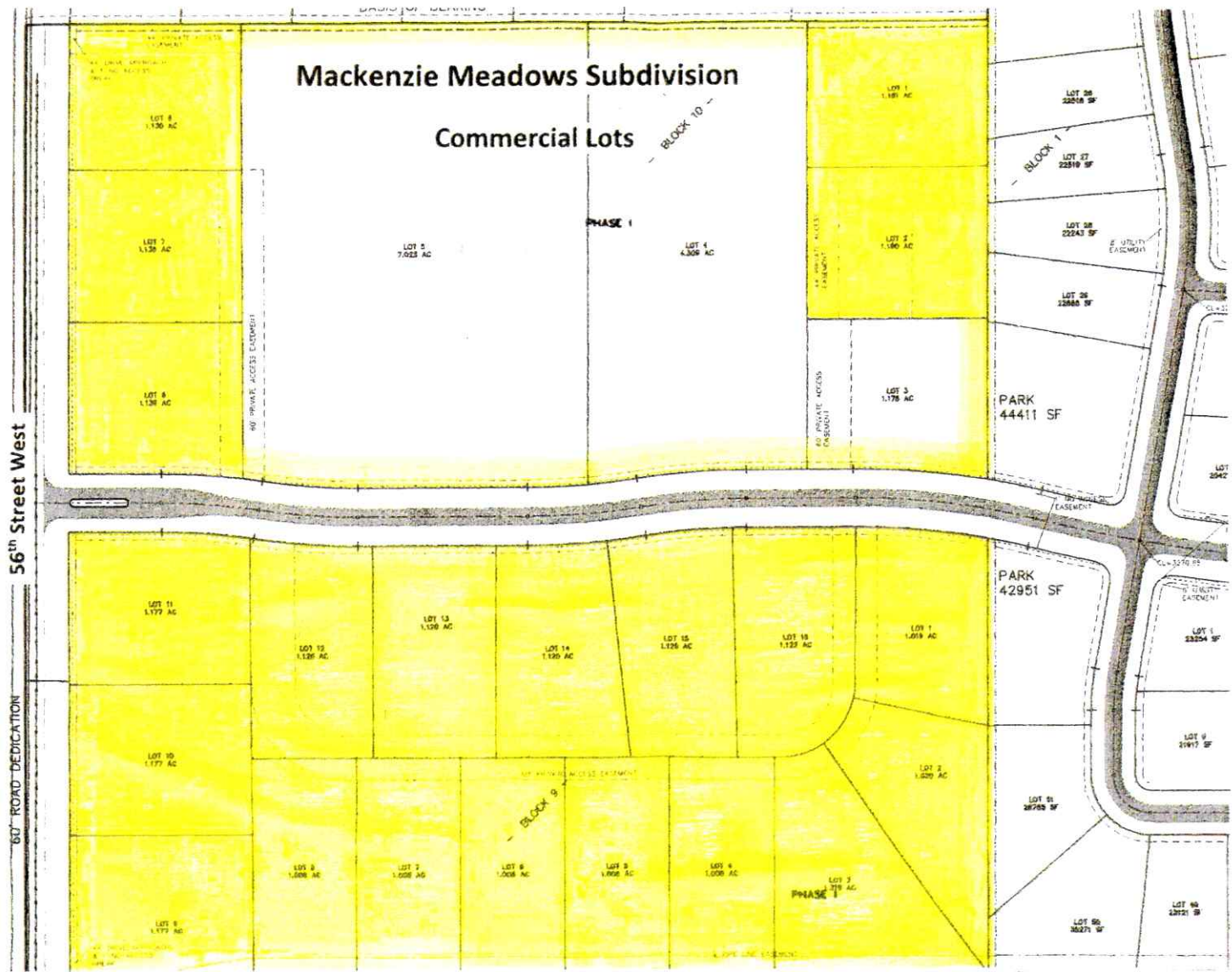
Marketed by:

Chuck Platt

406-861-8000

chuck@chuck-platt.com





Mackenzie Meadows Subdivision, 1st Filing

1-Sep-18

Lot	Block	Acres	Sq. Ft.	Price/sf	Price	Status
1	9	1.019	44,388	\$ 3.00	\$ 133,163	
2	9	1.020	44,431	\$ 3.00	\$ 133,294	
3	9	1.319	57,456	\$ 3.00	\$ 172,367	
4	9	1.008	43,908	\$ 2.75	\$ 120,748	
5	9	1.008	43,908	\$ 2.75	\$ 120,748	
6	9	1.008	43,908	\$ 2.75	\$ 120,748	
7	9	1.008	43,908	\$ 2.75	\$ 120,748	
8	9	1.008	43,908	\$ 3.00	\$ 131,725	
9	9	1.177	51,270	\$ 4.00	\$ 205,080	
10	9	1.177	51,270	\$ 4.00	\$ 205,080	
11	9	1.177	51,270	\$ 4.00	\$ 205,080	
12	9	1.120	48,787	\$ 3.50	\$ 170,755	
13	9	1.120	48,787	\$ 3.50	\$ 170,755	
14	9	1.120	48,787	\$ 3.50	\$ 170,755	
15	9	1.120	48,787	\$ 3.50	\$ 170,755	
16	9	1.122	48,874	\$ 3.50	\$ 171,060	
1	10	1.181	51,444	\$ 3.00	\$ 154,333	
2	10	1.180	51,401	\$ 3.00	\$ 154,202	
6	10	1.139	49,615	\$ 4.00	\$ 198,459	
7	10	1.136	49,484	\$ 4.00	\$ 197,937	
8	10	1.130	49,223	\$ 4.00	\$ 196,891	