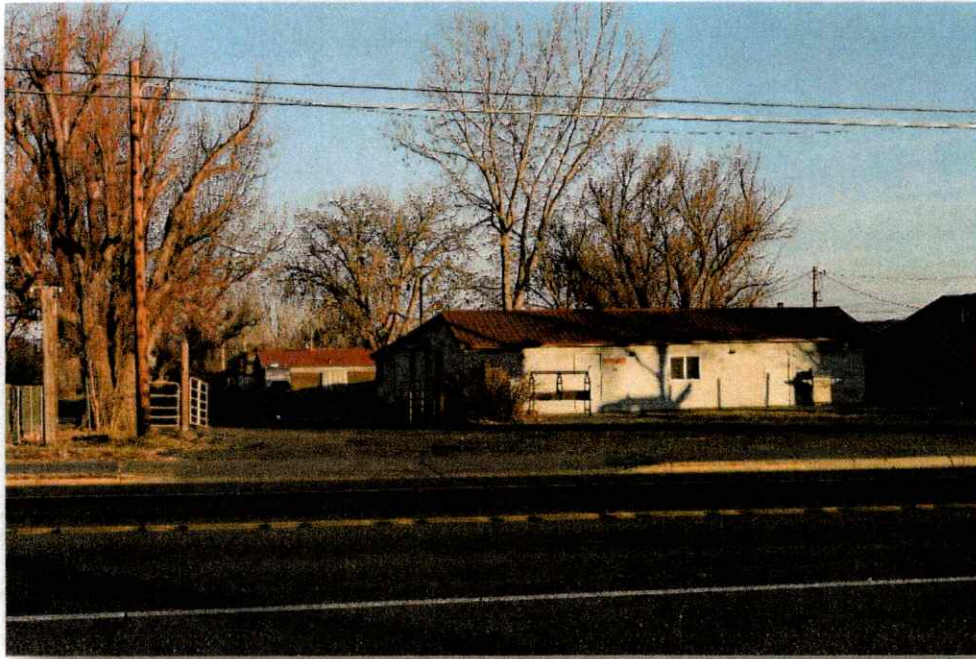




DIAMOND
REAL ESTATE

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



2811 Highway 87 N

- Community Commercial Zoning
- 3.28 Acres (142,877 sq. ft.)
- Heights Water
- 4 - RV Hook-Ups (4 more being built)
- Building Rentals & Fenced Outside Storage
- Convenient – Easy Access - Trees
- Adjacent to Independent School

Marketed by:

\$450,000

Chuck Platt

406-861-8000

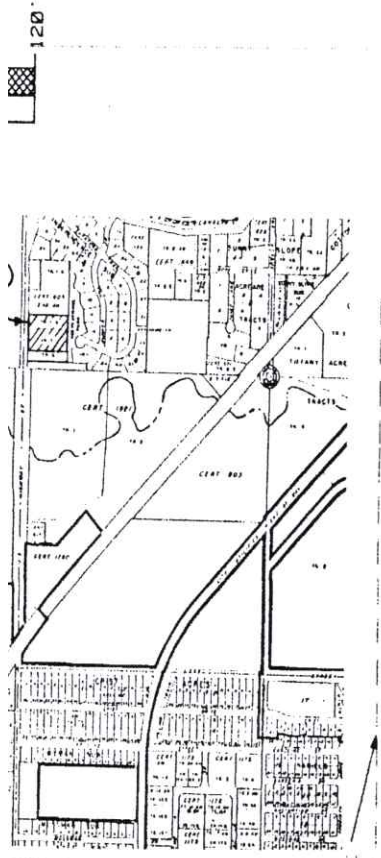
chuck@chuck-platt.com



| TRACT 1-B & TRACT 2 AMENDED OF |
CERTIFICATE OF SURVEY NO. 603 2nd AMEND
 SITUATED IN THE NW 1/4 OF SECTION 11, T. 1N., R. 26E., P.M.M.,
 YELLOWSTONE COUNTY, MONTANA

FOR: MARY H. HEINE, JOSEPH W. HOCHMUTH, CHARLES L. MCMULLIN & JOHN L. PIESIK
 BY: TREFTZ & ASSOCIATES OCTOBER, 1994 SCALE 1" = 60'

REASON FOR SURVEY
 LOT LINE RELOCATION

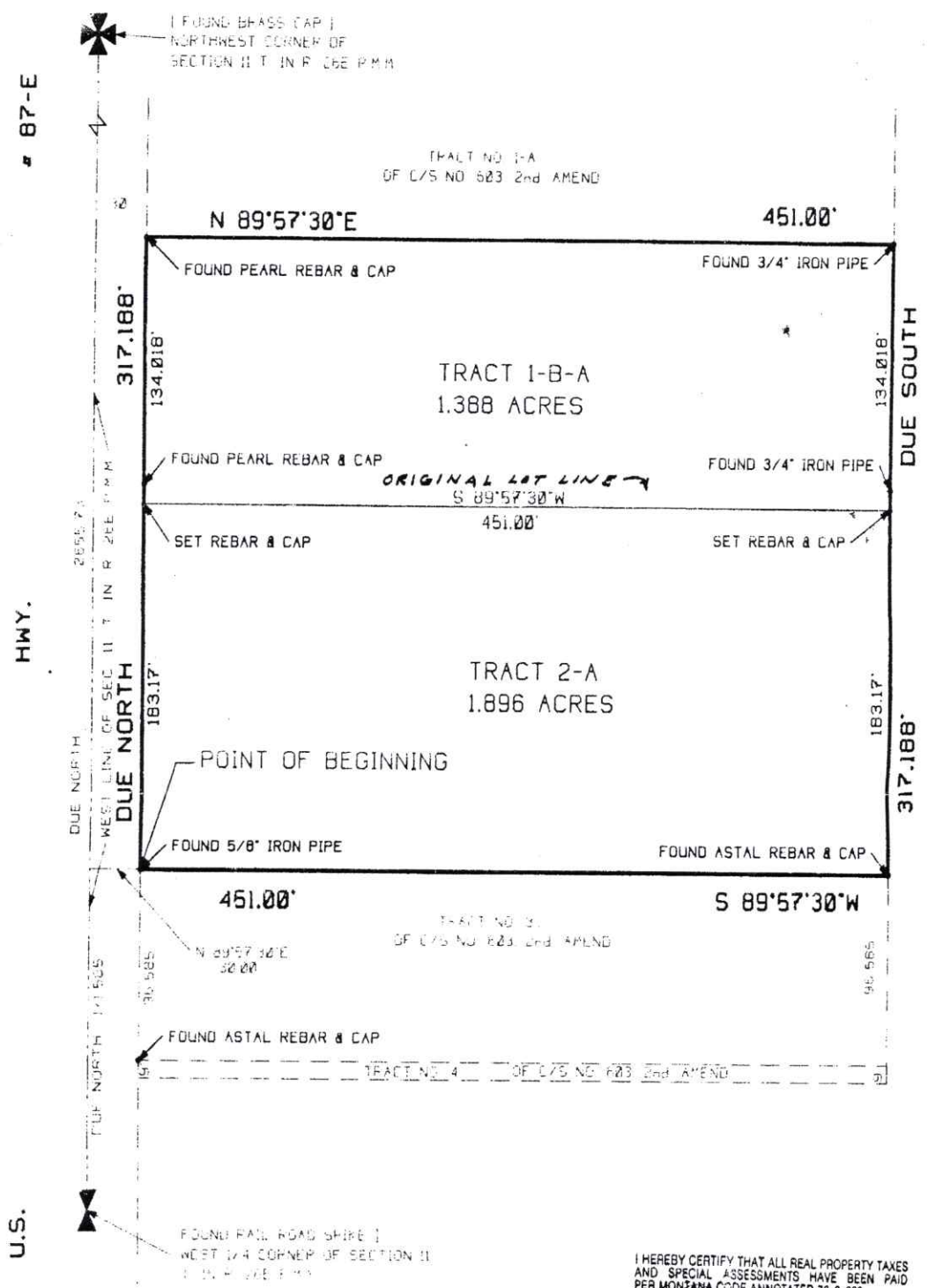


TY MAP
 " = 1320'

TREFTZ, A MONTANA
 CERTIFICATE NO. 2525,
 THE MONTH OF
 IS SUPERVISION OF
 IN THE NW 1/4 OF
 YELLOWSTONE COUNTY,
 PARTICULARLY
 THE WEST 1/4
 T.M. THENCE DUE
 THENCE N89°57'30"E A
 OF BEGINNING, THENCE
 THENCE N89°57'30"E
 E DUE SOUTH FOR A
 57'30"W FOR A
 POINT OF BEGINNING,
 ACRES.

CERTIFICATE NO. 2525

NOTARY PUBLIC IN AND FOR
 DAY OF November, 19 94
 OF MONTANA
Montana
 1998



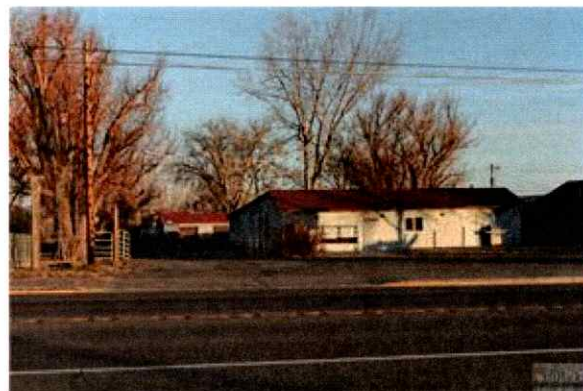
I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES
 AND SPECIAL ASSESSMENTS HAVE BEEN PAID
 PER MONTANA CODE ANNOTATED 70-3-208.
 DATE Nov 3 1995
 YELLOWSTONE COUNTY TREASURER

Commercial
ML# 314629 Active

2811 & 2821 US Highway 87 N
Billings, MT 59105

LP \$450,00
OrgLP \$450,00

| | | | |
|--------------|---|---------------|--------------|
| Type: | Land | # Parking: | |
| Area: | (01) Billings Heights (West of Main) | # Bldgs: | 3 |
| County: | Yellowstone | # Stories: | 1 |
| Subdiv: | C/S 603 2nd Amended | Alley: | No |
| Zoning: | Community Commercial | Ceil Hgt: | 10 |
| Year Built: | 1951 | Sidewall: | |
| # Wtr Metr: | | # Amps: | |
| # Elec Metr: | | Volts: | |
| Gross SqFt: | | Road Front: | 317 |
| Office SqFt: | 500 | Sh/Whse SqFt: | 2,500 |
| Acres: | 3.280 | Alley: | No |
| Taxes: | \$3,980 | Annual SID: | \$0 |
| Tax ID: | D05032 & D05033 | SID Payoff: | \$0 |
| Recent: | 12/14/2020 : NEW | | |



Public Remarks: Lots of possibilities! Located just South of Independent School on the Roundup Road. 3.28 acres with Commercial zoning, featuring a 3,000 sf Main Building (has been used as a pool hall/recreation center) a 672 sf Garage, and a 1,536 sf Shop with two double overhead doors. The owner is currently leasing the shop for \$400/mo and is leasing the RV hook-ups for \$350/mo and he is fencing the east portion of the lot for vehicle storage at \$30/mo. There are two lots, the north lot is 1.869 ac Zoned Community Commercial and the adjacent lot on the south (with the buildings on it) is 1.388 ac and is Zoned Highway Commercial. The lots are served with Heights Water and septic tanks.

Private Remarks:

Directions:

Business Information

| | | | |
|-------------------------|------------------|---------------------|------------------|
| Bus Type: Rental | Oper Exp: | Net Inc: \$0 | Year Est: |
| Gross Inc: | Restr: | Insur: | CAP Rate: |

Lease Information

| | | | |
|------------------------|------------------------|-------------------------|-----------------|
| Type: Gross | Leased: No | Amount: | Deposit: |
| From: | To: | Leased Equipmt: | |
| Retail \$/SqFt: | Office \$/SqFt: | Sh/Whse \$/SqFt: | |

Legal Description: Tract 1-B & Tract 2, Amended of C/S 603 2nd Amended S11, T1N, R26E

| | |
|--------------------------------|--------------------------------|
| Built Info: Established | Present Use: Other |
| Prkg Desc: Common Lot | Misc/Equip: |
| Road Surf: Asphalt | Occupancy: Owner |
| Bldg Type: | Heating: Gas Forced Air |
| Loading: | Cooling: Central |
| Construction: | Sewer: Septic Tank |
| Roof: | Water: Public |
| Sales Includes: | |

| | | |
|--|-------------------------------------|--------------------------------|
| List Agent: Charles Platt (PLATTCHA125) | LAgt Ph: 406-256-0400 | LAgt Cell: 406-256-0400 |
| RRE-BRO-LIC-3331 | LOfc Ph: 406-256-0400 | SOC: 3 |
| List Office: Diamond Real Estate (DIAM01) | Occupant: Owner 000-000-0000 | |
| Owner: Hurley 000-000-0000 | IDD: Yes | Lock Box: no |
| Show Instr: Appointment Needed | List Date: 12/12/2020 | Expire Date: 12/10/2021 |
| Finance Type: 1031 Exchange, Cash, New Loan | DOM: | |
| Possession: At Closing | | |
| Virtual Tour: | | |