



Laurel Development

103 & 309 S. 1st Ave
Laurel, Montana 59044

Property Highlights

- 2 Lots
- 2.53 +/- acres
- Prime location
- Easement on east side of property
- Zoned Highway Commercial

Property Overview

This property consists of 2 lots totaling 2.53+/- acres, offering a strategic location in the thriving Laurel area. Zoned as Highway Commercial, this versatile property presents a wealth of possibilities for retail and land investors seeking a high-traffic location with exceptional visibility. An easement located on the east side of the property enhances access and development potential. Call 406-672-1443 for Due Diligence Information.

*Offers received through 8/5/2026. We reserve the right to move forward with any acceptable offer received in that period though reserve the right to wait to respond to all offers until 8/6/2026.

Offering Summary

Sale Price:	Call for offers thru 8/5/2026*
Lot Size:	2.53 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	2,201	4,934	19,010
Total Population	5,209	12,538	45,621
Average HH Income	\$96,513	\$112,777	\$109,352

For More Information

Haley Vannatta, CCIM

O: 406 294 6317

hvannatta@naibusinessproperties.com | MT #62446

Matt Robertson, SIOR

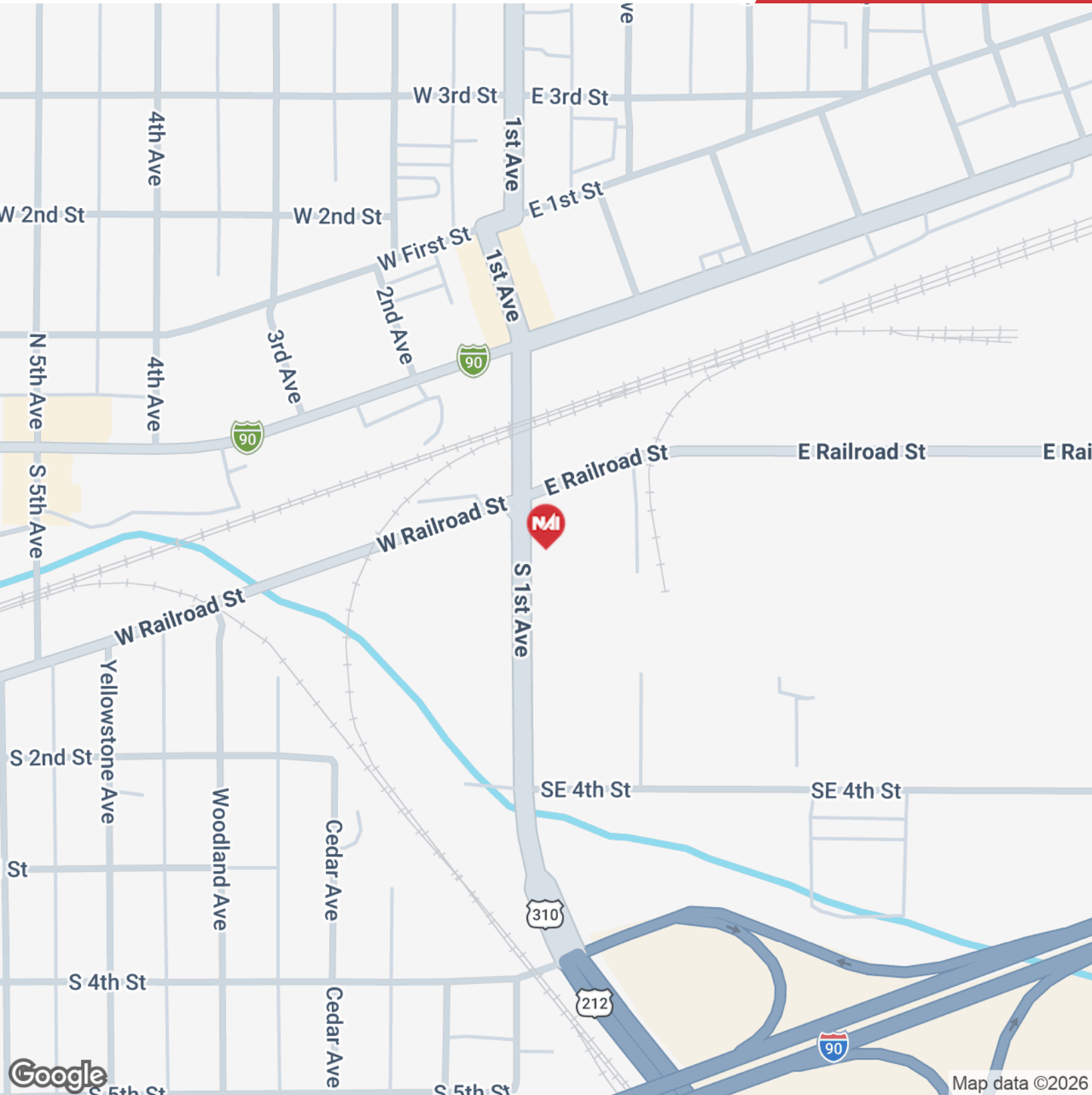
O: 406 294 6308

mrobertson@naibusinessproperties.com



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3412 Colton Blvd, #201
Billings, MT 59102
406 256 5000 tel
naibusinessproperties.com



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