



# 112 3rd Ave

Laurel, Montana 59044

## Property Highlights

- ±625 SF standalone commercial building constructed in 2021
- Modern wood, stone, and metal exterior with exceptional curb appeal
- Move-in-ready space ideal for office, retail, wellness, salon, or professional service users
- Large windows provide abundant natural light throughout the building
- Efficient, low-maintenance design with contemporary finishes
- Located in the heart of downtown Laurel, surrounded by local businesses and amenities
- Convenient access to Interstate 90 and just 15 miles west of Billings
- Rare opportunity to own a newer commercial property in one of Yellowstone County's growing communities

## Offering Summary

<b>Sale Price:</b>	\$198,000
<b>Building Size:</b>	625 SF
<b>Lot Size:</b>	0.029 Acres

## Demographics 0.25 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	220	661	1,745
<b>Total Population</b>	393	1,311	3,828
<b>Average HH Income</b>	\$66,982	\$75,699	\$83,648

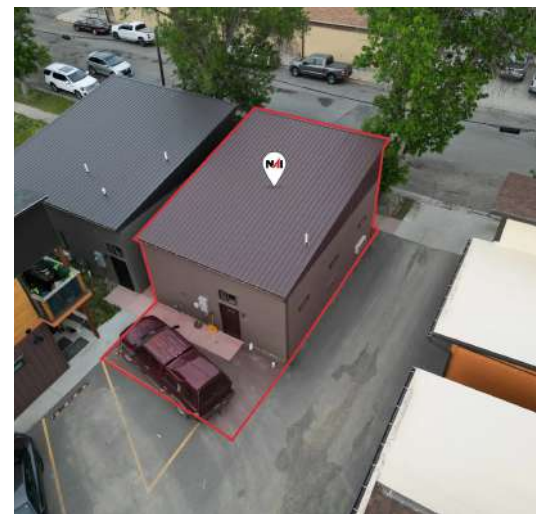
## For More Information

### Matt Robertson, SIOR

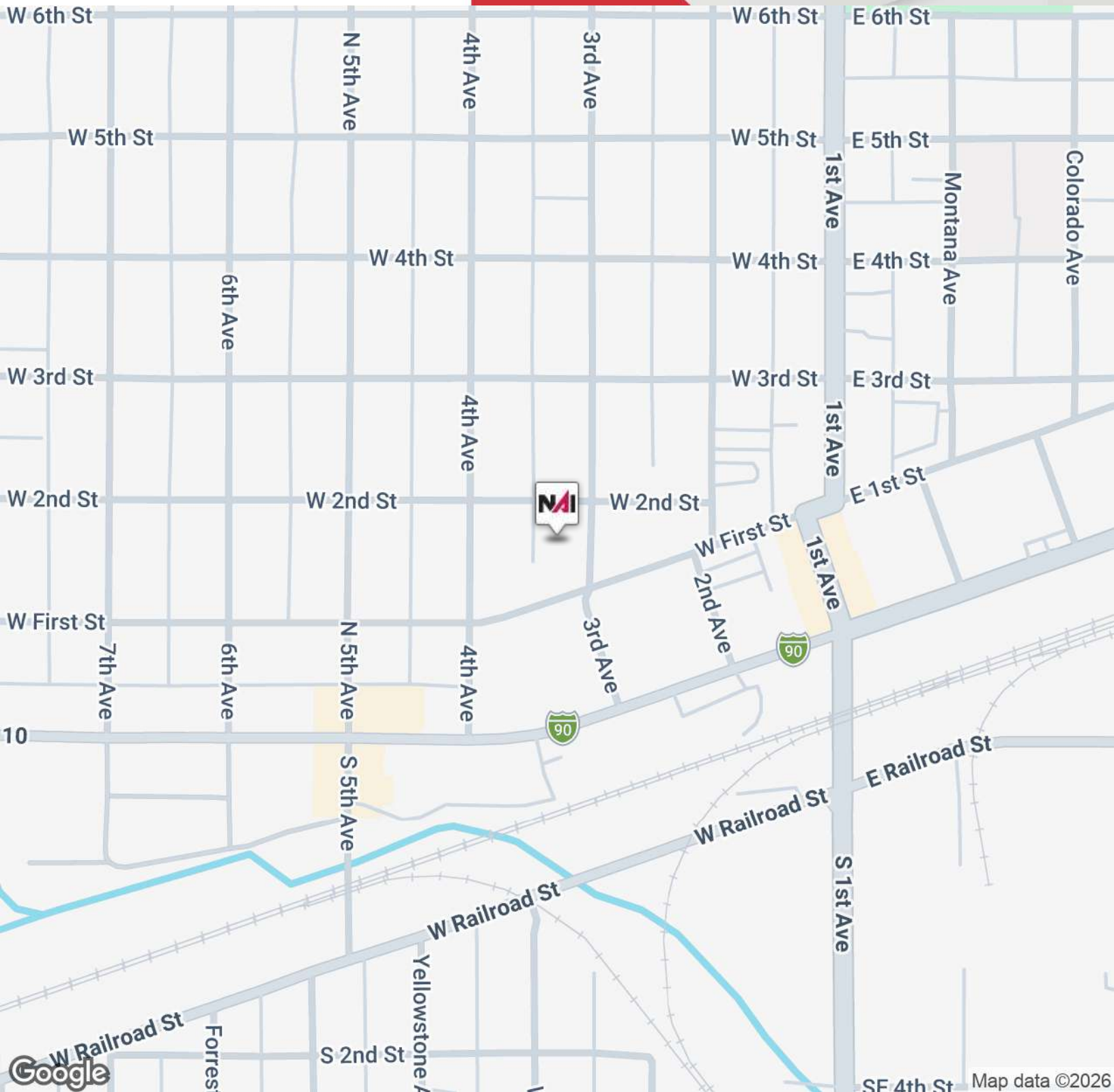
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### Margaret Kirby

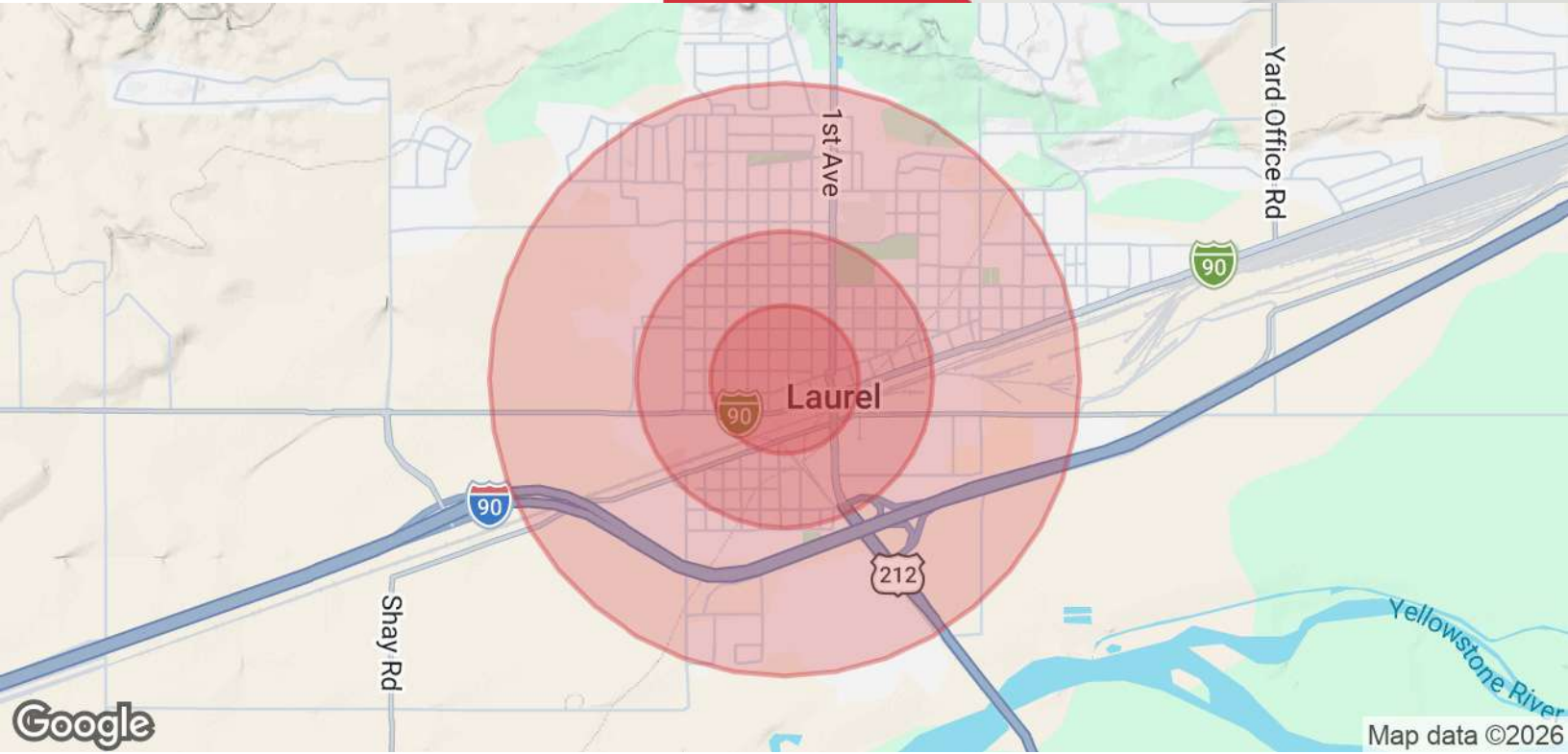
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	393	1,311	3,828
Average Age	38.6	40.3	40.2
Average Age (Male)	36.5	39.2	39.7
Average Age (Female)	48.3	45.1	42.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	220	661	1,745
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$66,982	\$75,699	\$83,648
Average House Value	\$244,638	\$255,210	\$256,746

2023 American Community Survey (ACS)