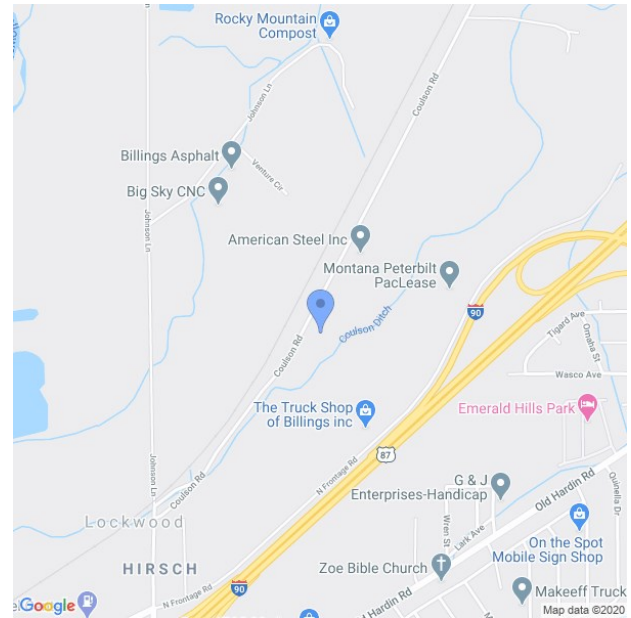


# Duck's Painting Shop

1443 COULSON ROAD, BILLINGS, MONTANA 59101



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$1,250,000**  
ZONING **HEAVY INDUSTRIAL**  
YEAR BUILT **1983**

STORIES **1**  
GROSS BLDG **14,788 SQFT**  
LAND AREA **4.74 ACRES**

- Real Estate: \$975,000 (14,788 SF of Shop Space)
- Business: \$275,000 (Includes all FF&E/3 Commercial Paint Booths)
- RE & Business: \$1.25MM
- Heavy Industrial Zoning
- Septic & Well
- Very good visibility with access to Johnson Lane I-90 Interchange

Offering includes real estate and business. The site offers two warehouse structures with the main shop offering 13,688 SF of warehouse and commercial paint space, built in 1983. The second structure offers 1,100 SF of cold storage space and was built in 1999. The lot totals 4.736 acres and offers ample off street parking, yard space with excellent ingress and egress.

Conveniently located in an industrial corridor in Lockwood near Billings, with excellent access to the Johnson Lane interchange on Interstate 90...

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