



1111 Main Street, Suite #11  
Billings, Montana 59105  
Office: (406) 252-6400  
Cellular: (406)860-6400



## **5 Bakery Road**

Roundup, Montana 59072

**Call or Text Clayton Fiscus, for more information or personal showing (406) 860-6400.**

**Email:** [fiscusrly@aol.com](mailto:fiscusrly@aol.com)



**Outside right front view:**

Concrete parking area for approx. 15 vehicles plus additional parking on east side of building.



**Outside View:**

2 East side loading docks.  
One for semi -trailers.



**Outside View:**

Drive in rear entrance to shop area.

Two sliding doors plus electric overhead door 25' into the building.



**Side Ceiling View**  
72 ft Clear Span Red Iron.



**Inside ceiling view**  
End to end showing insulation  
and steel beam construction.



**View end to end**  
Looking toward rear exit.  
**Shop area:** 72ft X 225ft.



**Main Floor Office.**



**Upper office space area  
896 Sq Ft.**

Featuring Conference room  
Office, bath and copy room.



Downstairs drafting room/office,  
with direct access to Shop.



**Lower Level Office**



**Upstairs Conference Room**

## **Improvements Description**

Behlin insulated steel building Main floor office area Reception area/ break room Secretarial area, bathrooms	2,304 SqFt
Upstairs conference room, office, storage room and bath	896 Sqft
Total finished administration area	3,200 Sqft.
Shop area 72' X 225'	16,200 SqFt.
Total Main Floor	18,504 SqFt

### **Main Floor**

- 4 Offices
- Secretarial area
- Break/Lunch room
- 2 Bathrooms

### **Upper Area**

- Conference Room
- Office
- Bathroom
- Storage area

### **Inside main floor Shop area**

16,200 SqFt 72 X 225 insulated and heated shop area.

12 X 14 Rear entrance drive in door

2 side loading dock access doors

Other Building and Yard Improvements  
**Bakery Road Warehouse**

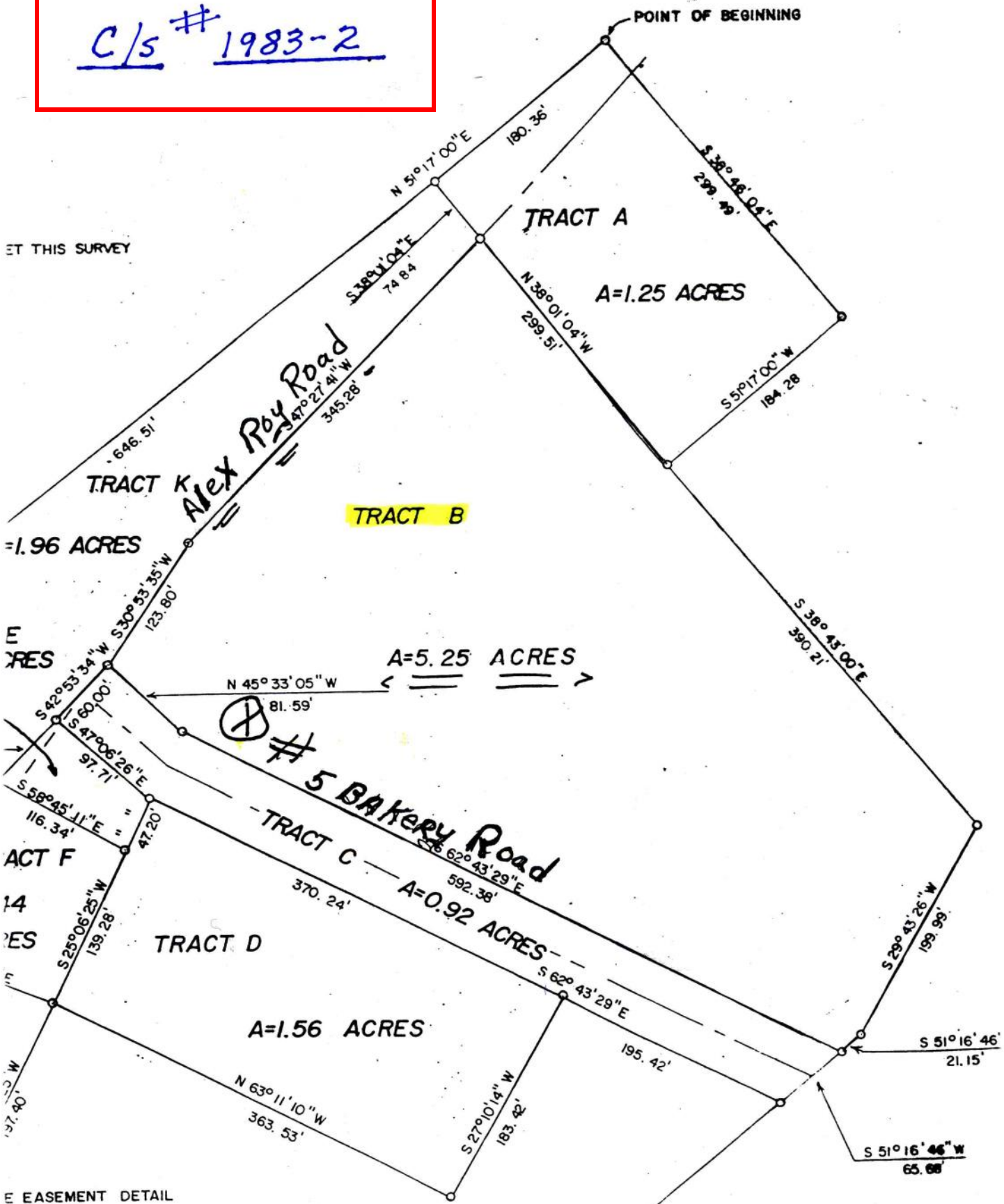


**Accessory Building**

All steel building with concrete floor  
Built in 2007  
100 X 200  
20,000 SqFt  
2 Loading docks  
Drive-in sliding Door  
4 Exit Doors  
3 Phase electrical  
Abundant parking & Loading space

C/S # 1983-2

ET THIS SURVEY





## Outside

- 5.25 acres with city water & sewer
- Security fenced storage yard
- Leveled graveled pad for additional expansion
- Concrete parking area

## Utilities

- Oil heat - Central air
- 3 phase electric wired with 120/240 - 220 - 440 electric service
- Phone System

**2017 Taxes:** \$ 12, \_\_\_\_\_ annually. No SIDS

Located near Highway. This property is set up for most Commercial needs. Examples include; manufacturing - steel fabrication, machine shop and as a large business service center.

**Total Price: \$850,000**

**[ Oil Fracking Equipment Attached to the Real Estate Does Not Stay.]**

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