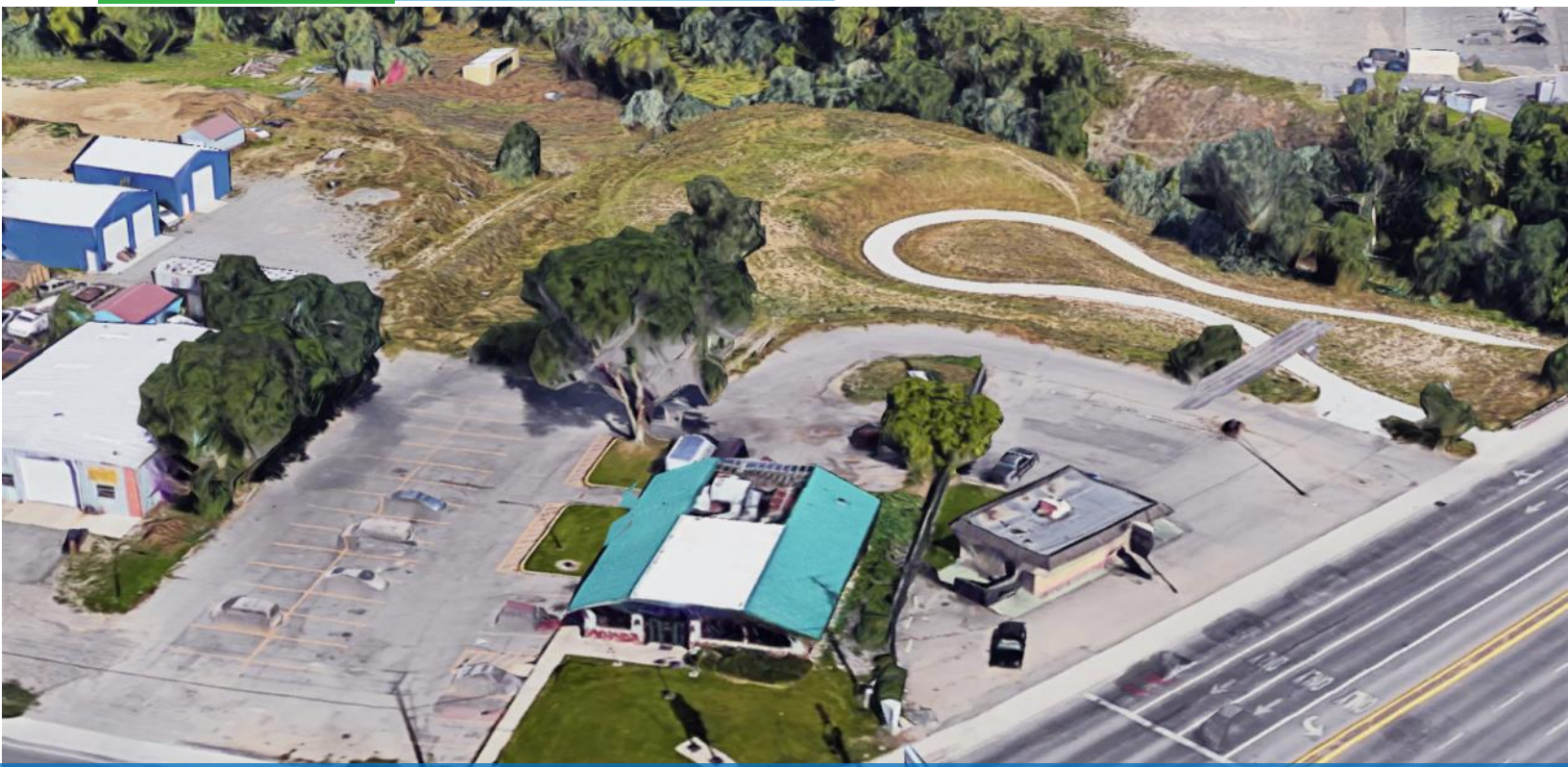


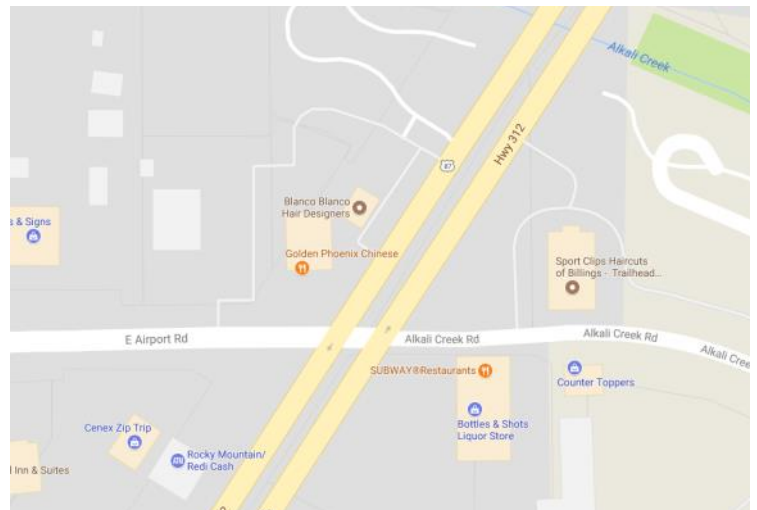
Main Street & Airport Rd FOR SALE



279 E Airport Road

PROPERTY HIGHLIGHTS

- For Sale: \$1.3M
- Lot Size: 37,600 SQFT
- Building: 3,565 SQFT
- Cars per day: 50k
- Zoning: Highway Commercial
- Parking Spaces: 45



David Mitchell
(406) 794-3404
d@cbcmontana.com

279 E. AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | PROPERTY HIGHLIGHTS

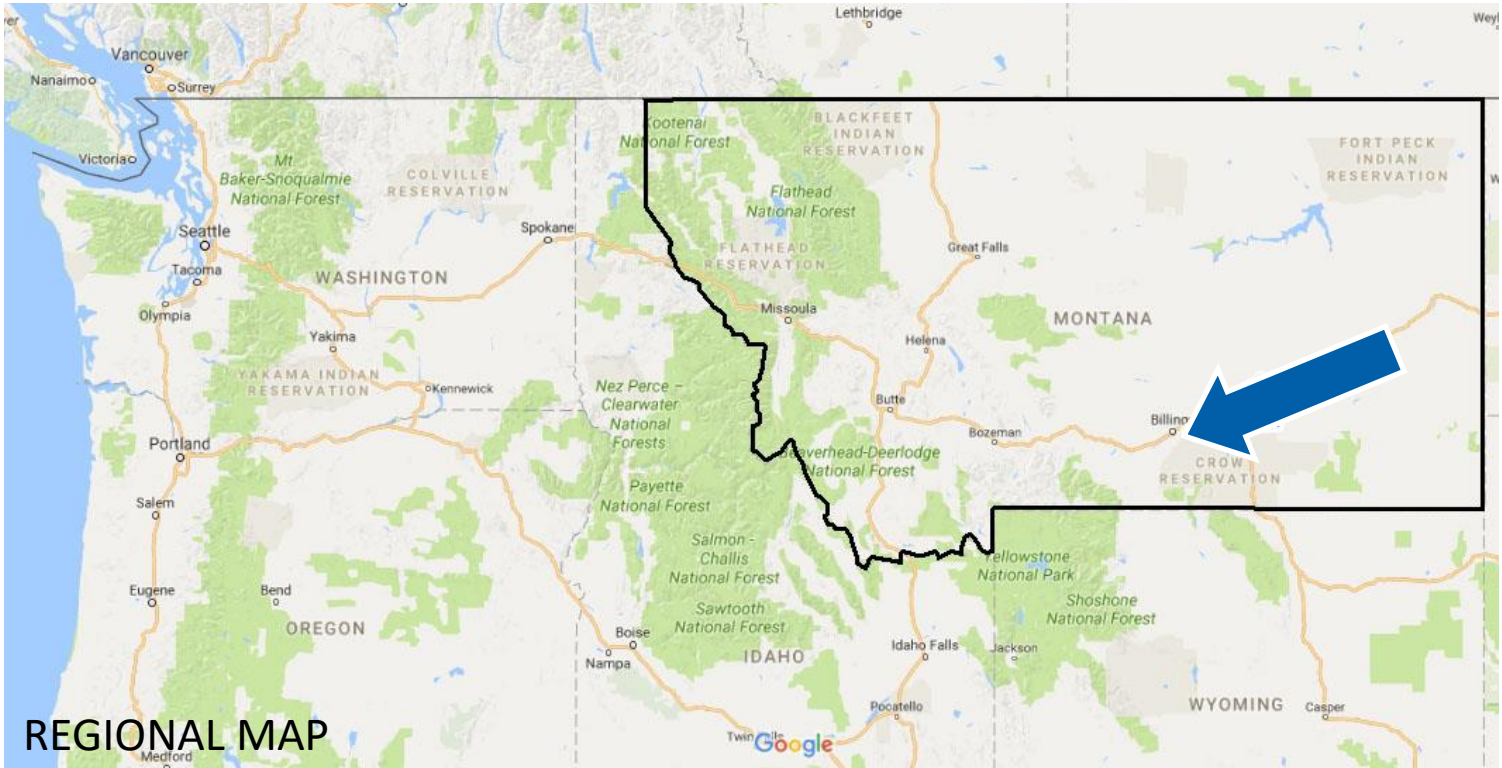
Located on the busiest street in Montana (50K+ cars per day), this property has maximum exposure. Slightly elevated from the street, this property overlooks the busiest intersection in Montana. 2 min drive to the airport, 4 min drive to downtown Billings, across the street from the Metra, walking distance to restaurants and hotels, rear access to walking and bike trails along Alkali Creek, this property offers all the attributes desired for a prime retail location.



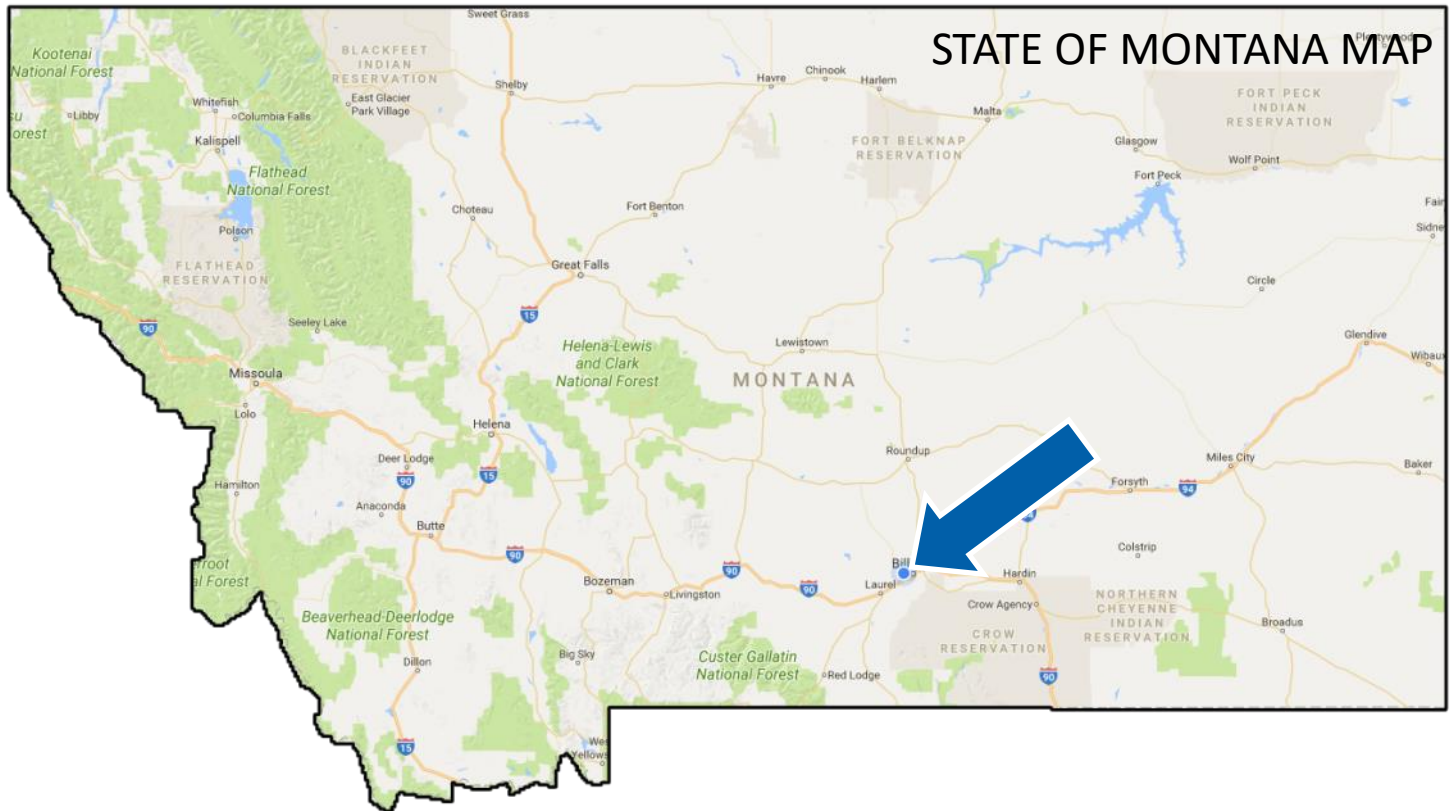
**ADDITIONAL PROPERTY ADJACENT TO SUBJECT PROPERTY IS AVAILABLE, CONTACT LISTING BROKER FOR MORE INFORMATION IF MORE LAND IS NEEDED*

279 E. AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | REGIONAL/STATE MAPS



REGIONAL MAP

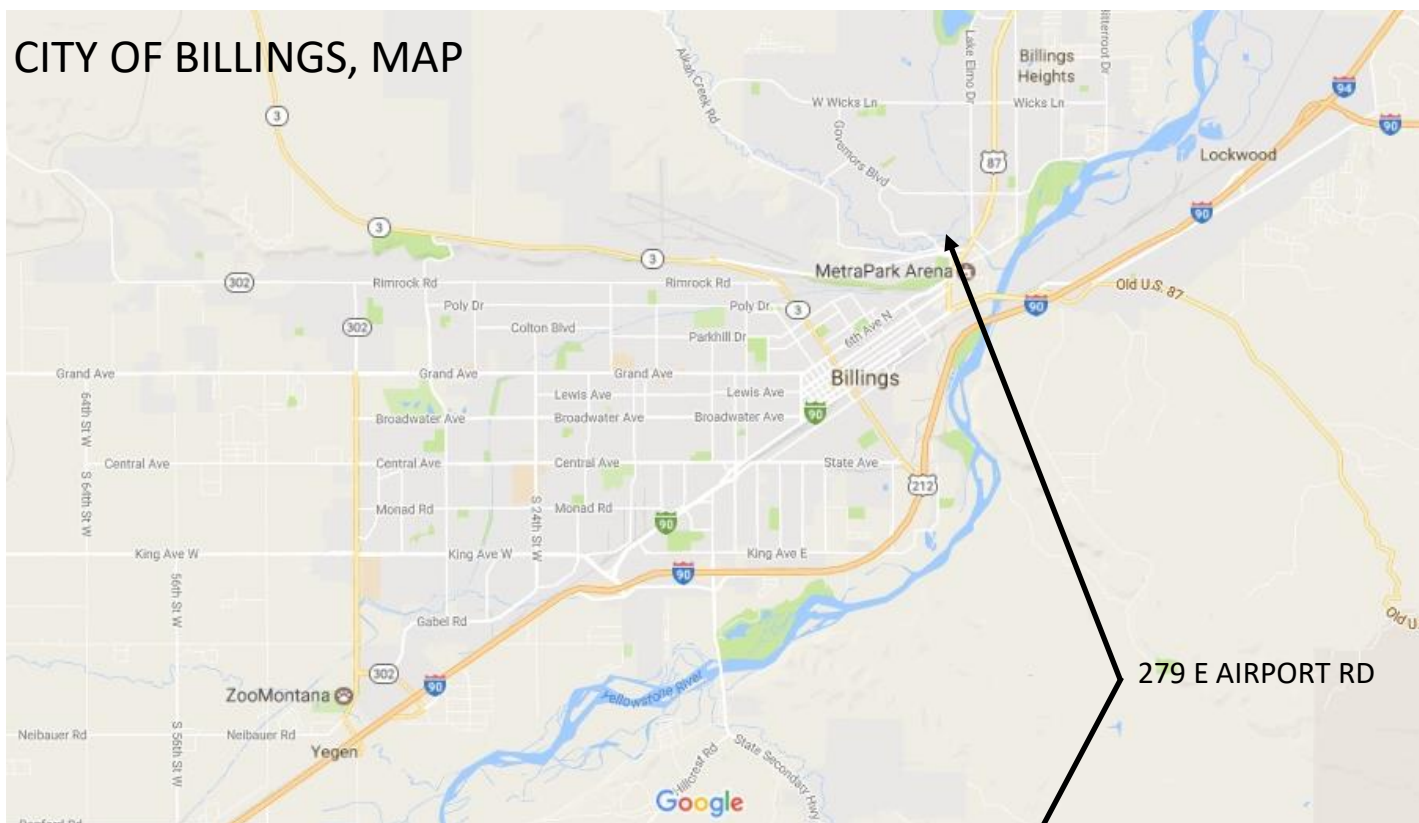


STATE OF MONTANA MAP

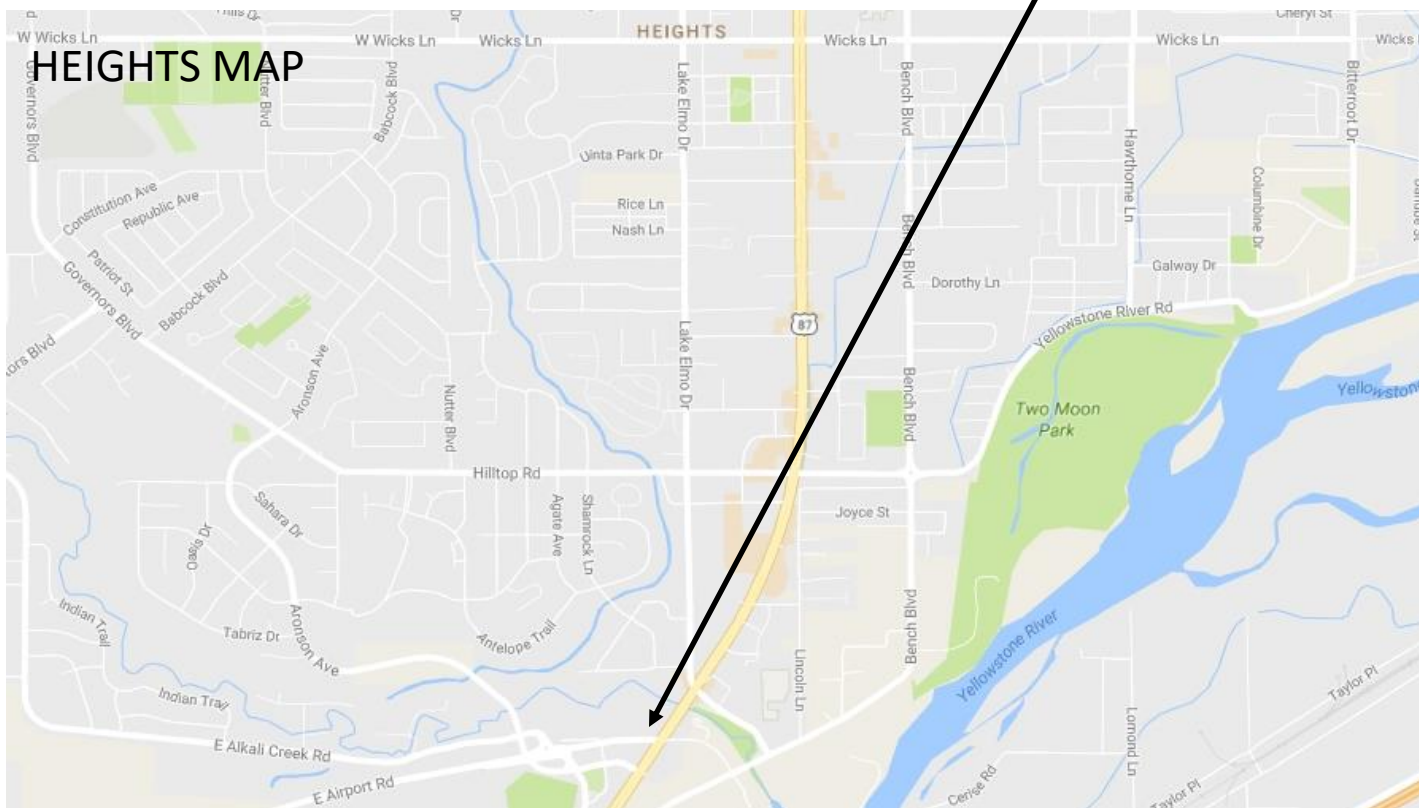
279 E AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | CITY/NEIGHBORHOOD MAPS

CITY OF BILLINGS, MAP



HEIGHTS MAP



279 E AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | ZONING DETAILS



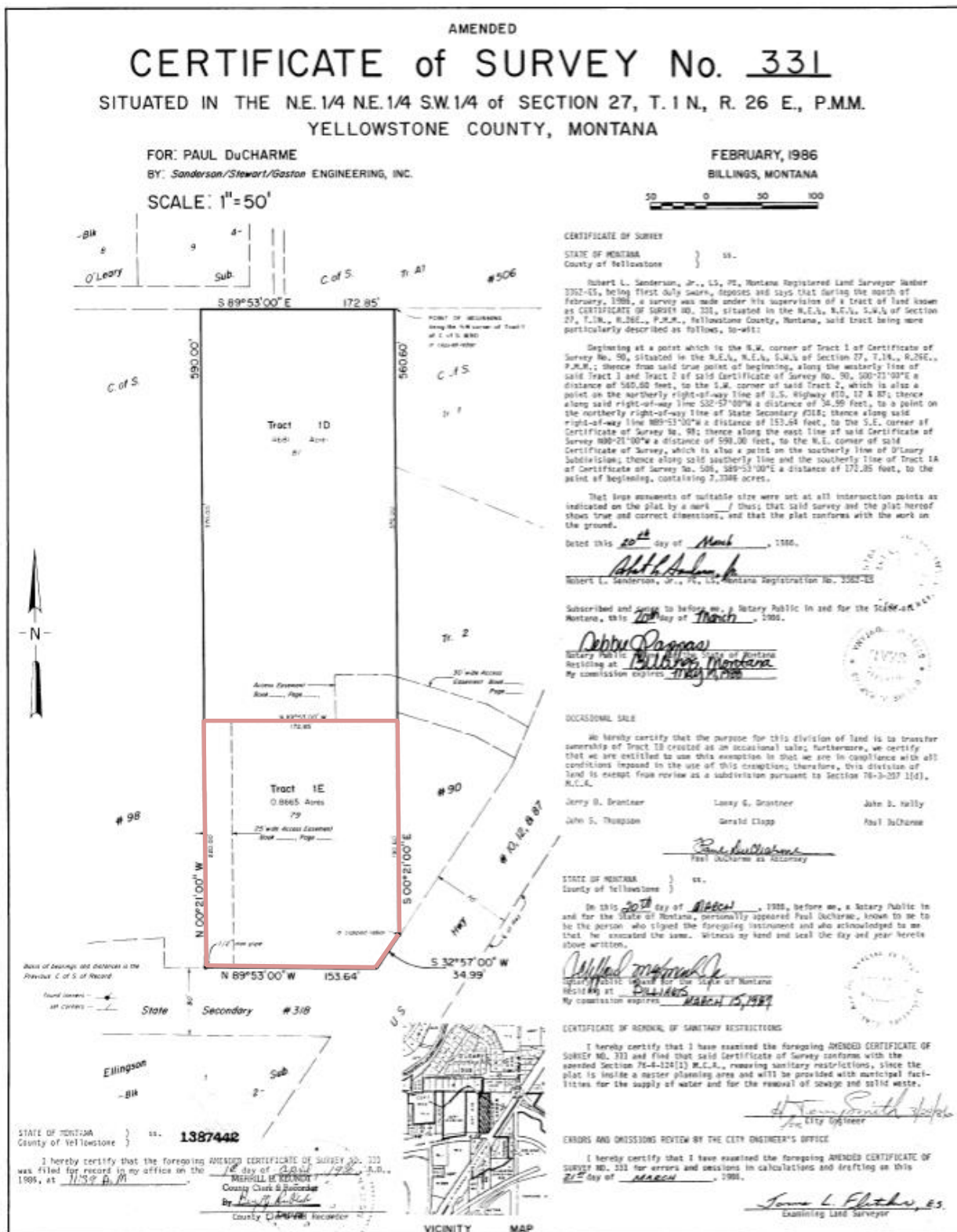
HIGHWAY COMMERCIAL (HC—City of Billings):

The Highway Commercial zone is intended to provide areas for commercial and service enterprises which are intended primarily to serve the needs of the tourist, traveler, recreationist, or the general traveling public. Areas designated as Highway Commercial should be located in the vicinity of, and accessible from interstate interchanges, intersections on limited access highways, or adjacent to primary or secondary highways. The manner in which the services and commercial activities are offered should be carefully planned in order to minimize the hazard to the safety of the surrounding community and those who use such facilities.



279 E AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | PLAT MAP



279 E AIRPORT ROAD, BILLINGS, MT 59105

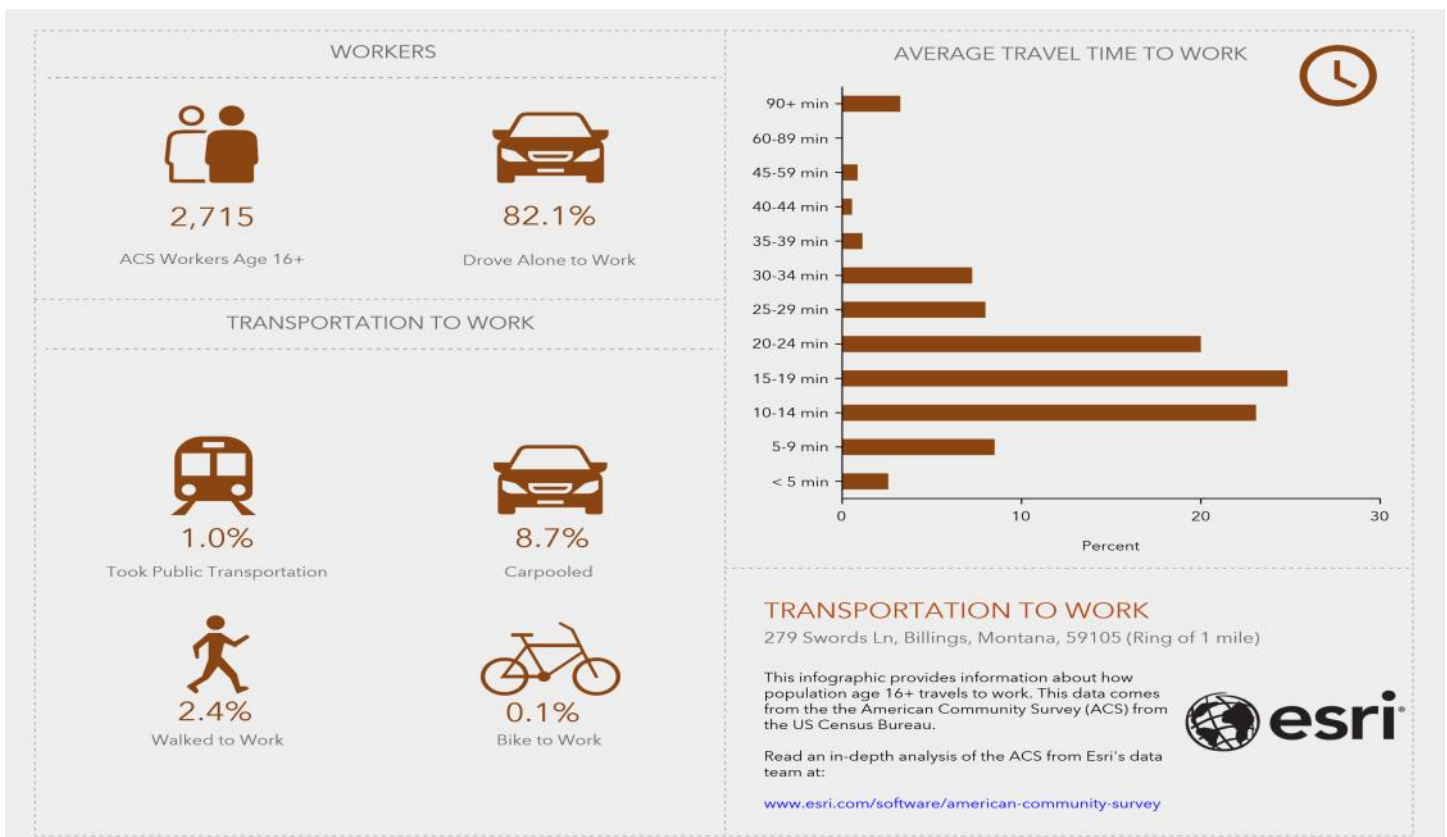
FOR SALE | NEARBY RESTAURANTS



*CONTACT LISTING BROKER FOR RESTAURANT SALES VOLUMES

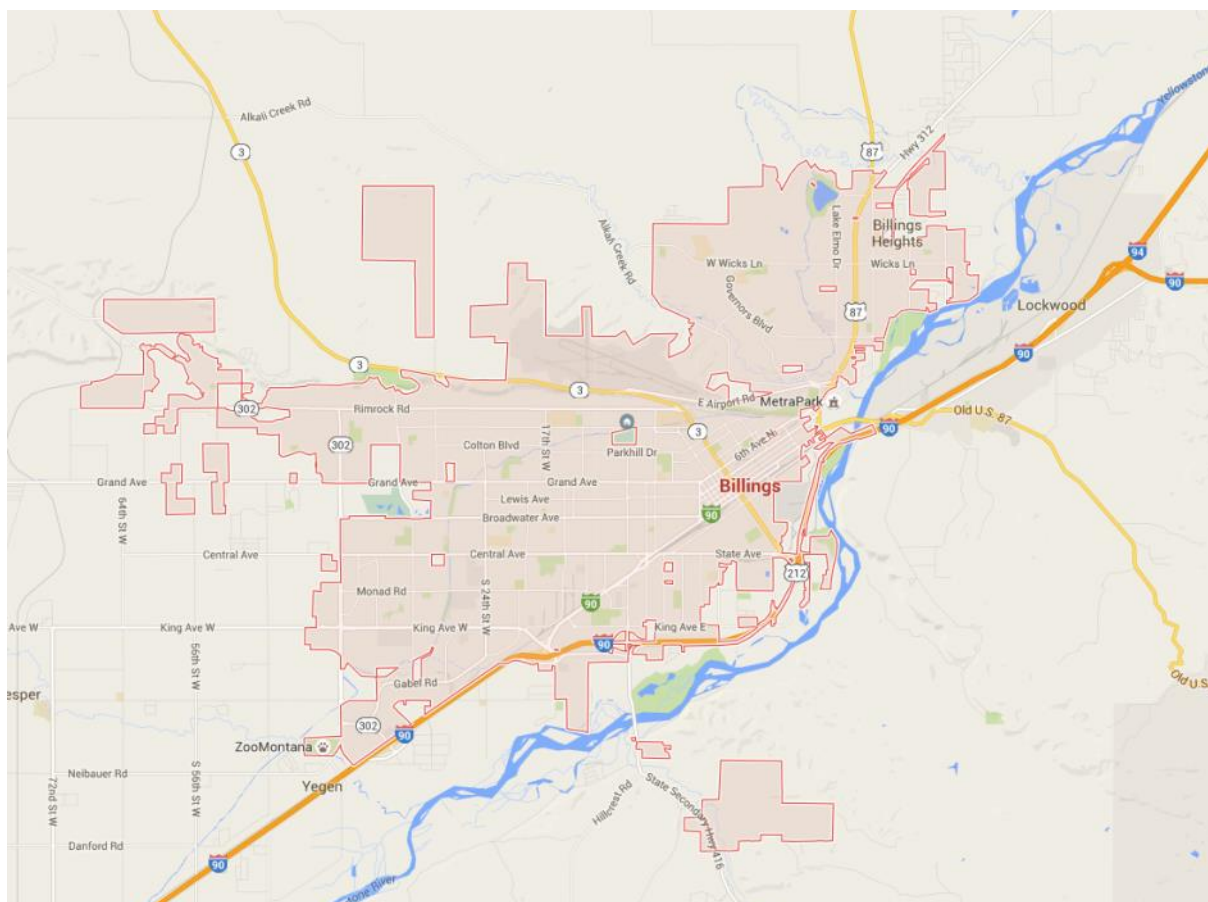
279 E AIRPORT ROAD, BILLINGS, MT 59105

FOR SALE | 3 MILE RADIS DETAILS

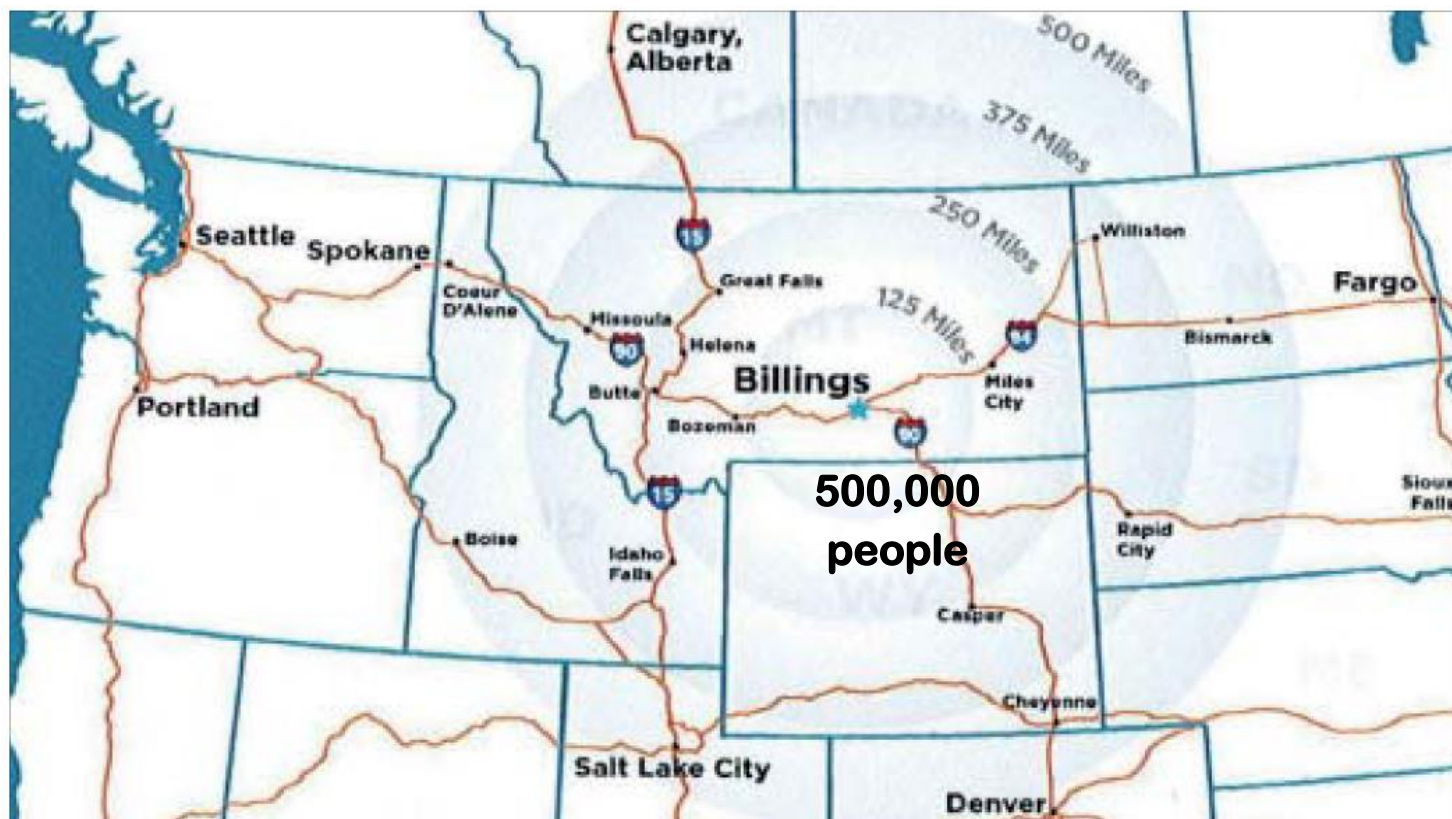


ABOUT BILLINGS

- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



BILLINGS TRADE AREA



BILLINGS INDUSTRY



ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



HEALTHCARE

Billings is home to two-state-of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY



DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



CBS

CONTACT INFORMATION

For more information, please contact:

David Mitchell CCIM

COLDWELL BANKER COMMERCIAL CBS

1215 24th St West

Billings, MT 59102

(406) 794-3404

d@cbcmontana.com