



**COLDWELL  
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COMMERCIAL**

**CBS**

# THE MONTANA SAPPHIRE

\$7.00 - \$14.00 / SF

The Montana Sapphire  
Billings, MT 59106

AVAILABLE SPACE  
19.066 Acres

## FEATURES

- 6 Lots Available
- \$7.00 to \$14 PSF
- City Services
- Prime Retail, Office & Medical Location
- The Montana Sapphire offers housing, retail, services, and restaurants all within the 65-acre development.
- Adjacent to the Crossings Lifestyle Center & 122 acre St Vincent Medical Campus



## OFFICE

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FOR SALE

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## THE MONTANA SAPPHIRE

The Montana Sapphire, Billings, MT 59106

SALE



### OFFERING SUMMARY

Sale Price: \$7.00 - \$14.00 / SF

Lot Size: 1.688 to 8.5363 Acre  
Sites

Zoning: Entryway Light  
Industrial &  
Highway Commercial

Services: City Water, Sewer and  
Storm Drain

### PROPERTY OVERVIEW

Lot 2 is a 1.688-acre site located on the western boundary of the Montana Sapphire. Lot is accessible to King Ave West from Montana Sapphire Dr.

Lot 5 oversees the Shiloh Conservation Park. This 2.138-acre tract offers access from Montana Sapphire Dr to Shiloh Road and King Ave West. Unique restaurant site. Lot 5 is zoned Highway Commercial.

Lot 8A offers 2.489 acres with views of the Shiloh Conservation Park and visibility to Shiloh Road traffic. Ideal retail site. The property is zoned Entryway Light Industrial.

Lot 13 faces the roundabout at King Ave W and Kari Lane. The lot comprises 2.187 acres and is zoned Entryway Light Industrial.

Lot 14A is a prime 2-acre site for gasoline & convenience store. Located on the roundabout shared by the new St Vincent medical campus. This lot offers convenient access and superior visibility.

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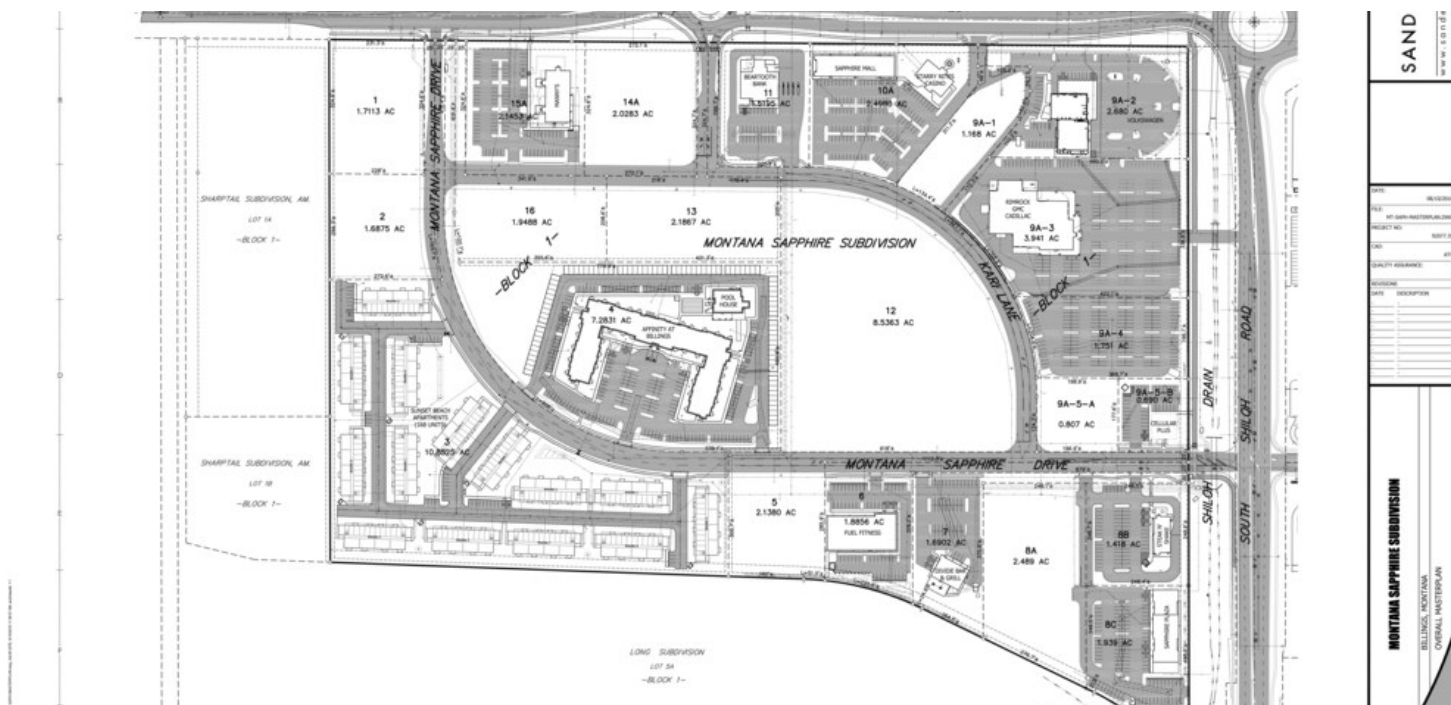
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**# OF LOTS** | 6    **TOTAL LOT SIZE** | 1.688 - 2.489 Acres    **TOTAL LOT PRICE** | \$7.0 - \$14.0 / SF    **BEST USE** | Retail, Office, Medical



STATUS	LOT #	ADDRESS	TAX ID	SUB-TYPE	SIZE	PRICE	ZONING
Available	2	4320 King Ave West	C13955	Retail	1.688 Acres	\$7.00 / SF	Entryway Light Industrial
Available	5	880 Shiloh Road	C13958	Retail	2.138 Acres	\$7.00 / SF	Entryway Light Industrial
Available	8A	4016 Montana Sapphire Dr	C13961	Retail	2.489 Acres	\$9.50 / SF	Entryway Light Industrial
Available	13	4200 King Ave W	C13966	Retail	2.187 Acres	\$8.00 / SF	Entryway Light Industrial
Available	14A	4220 King Ave W	C13967	Retail	2.028 Acres	\$14.00 / SF	Entryway Light Industrial

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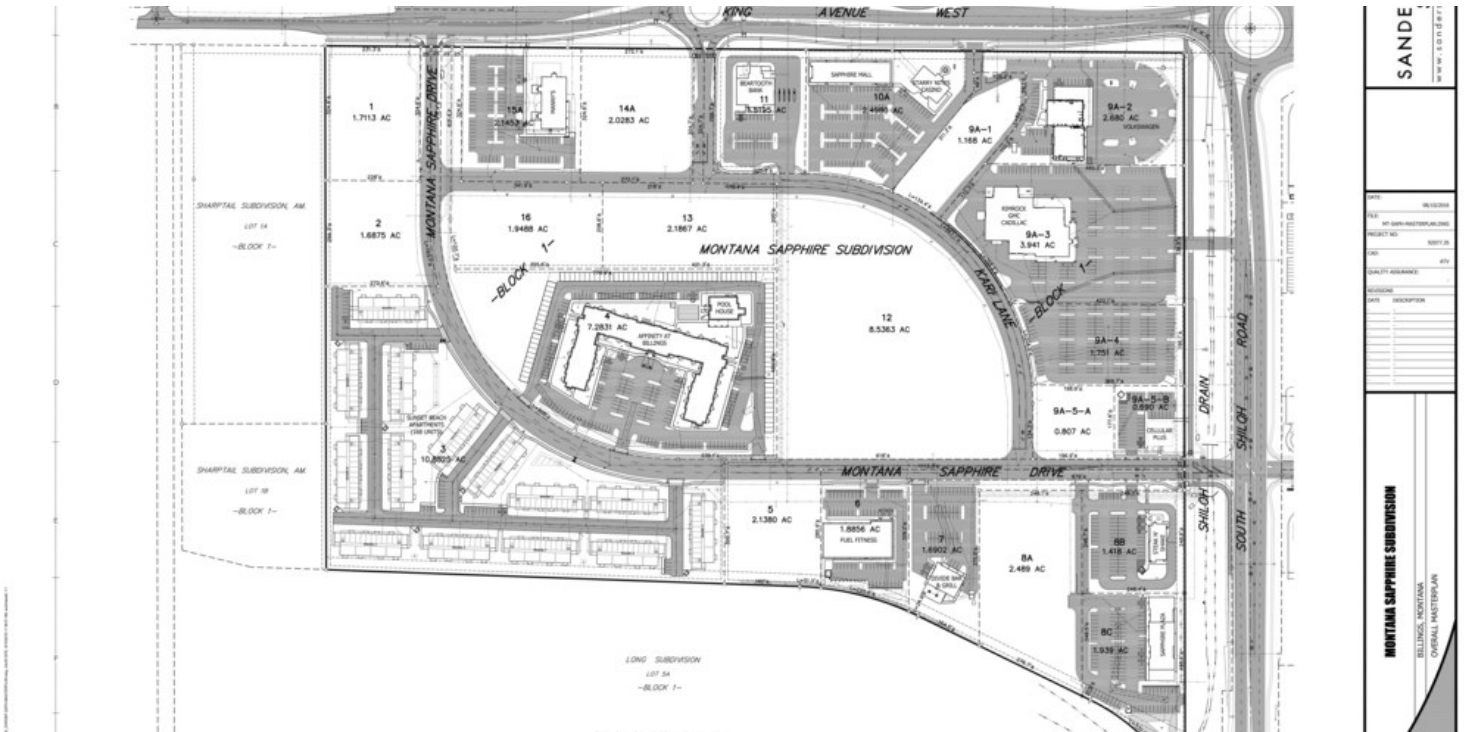




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## LOCATION OVERVIEW

The Montana Sapphire offers a prime west end location for Retail, Office and Residential Development. Located at the intersection of Shiloh Road & King Avenue West, The Montana Sapphire is home to retail, services, office and active and retirement living communities. Directly across the street is the new 220,000 Scheels Sporting Goods Center and AMC Theatres. To the north is the 122 acre St Vincent medical campus under development. The Montana Sapphire comprises 65 acres of commercially zoned property with 7 lots available for sale.

Google

Map data ©2020 Google Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

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