



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

## 4028 CENTRAL AVENUE

Billings, MT 59106

### AVAILABLE SPACE

62,233 SF

### ASKING PRICE

\$20.00 / SF

### AREA

Prime South West corner of Shiloh Road and Central Avenue

Ideal development site located in Yellowstone County within the City Red Zone for annexation

Adjacent to city services

Near several high density business and residential areas



### OFFICE

**Blaine Poppler**  
406.671.0399  
blaine@cbcmontana.com

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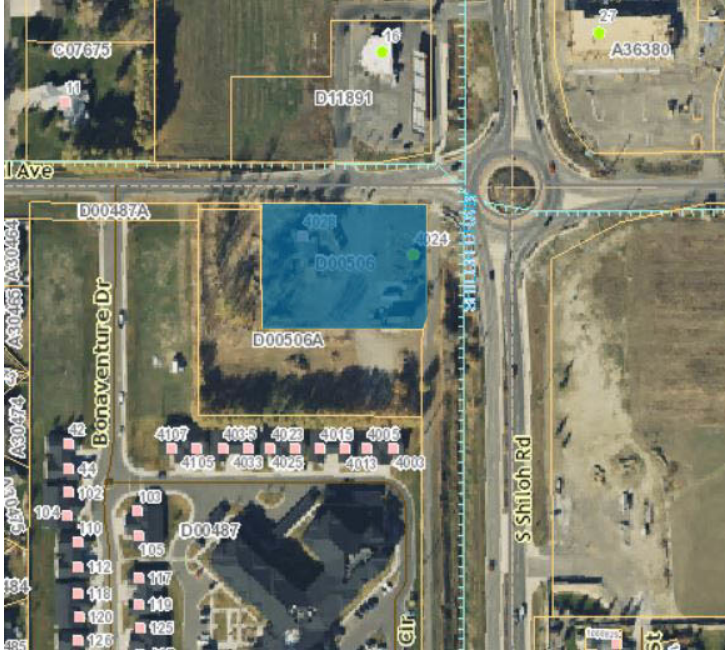
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## OFFERING SUMMARY

Sale Price: \$20.00 / SF

Lot Size: 1.43 Acres

Zoning: Neighborhood Commercial

Price / SF: \$20.00

## PROPERTY OVERVIEW

\$20.00 per square foot

2 lots totaling 62,233 square feet

Ideal location for retail, office, medical service, C store, & more

At the corner of two key arteries with over 25,000 cars currently passing every day, and more to come as the unique development of Shiloh Commons reaches completion this fall.

Build to suit option available

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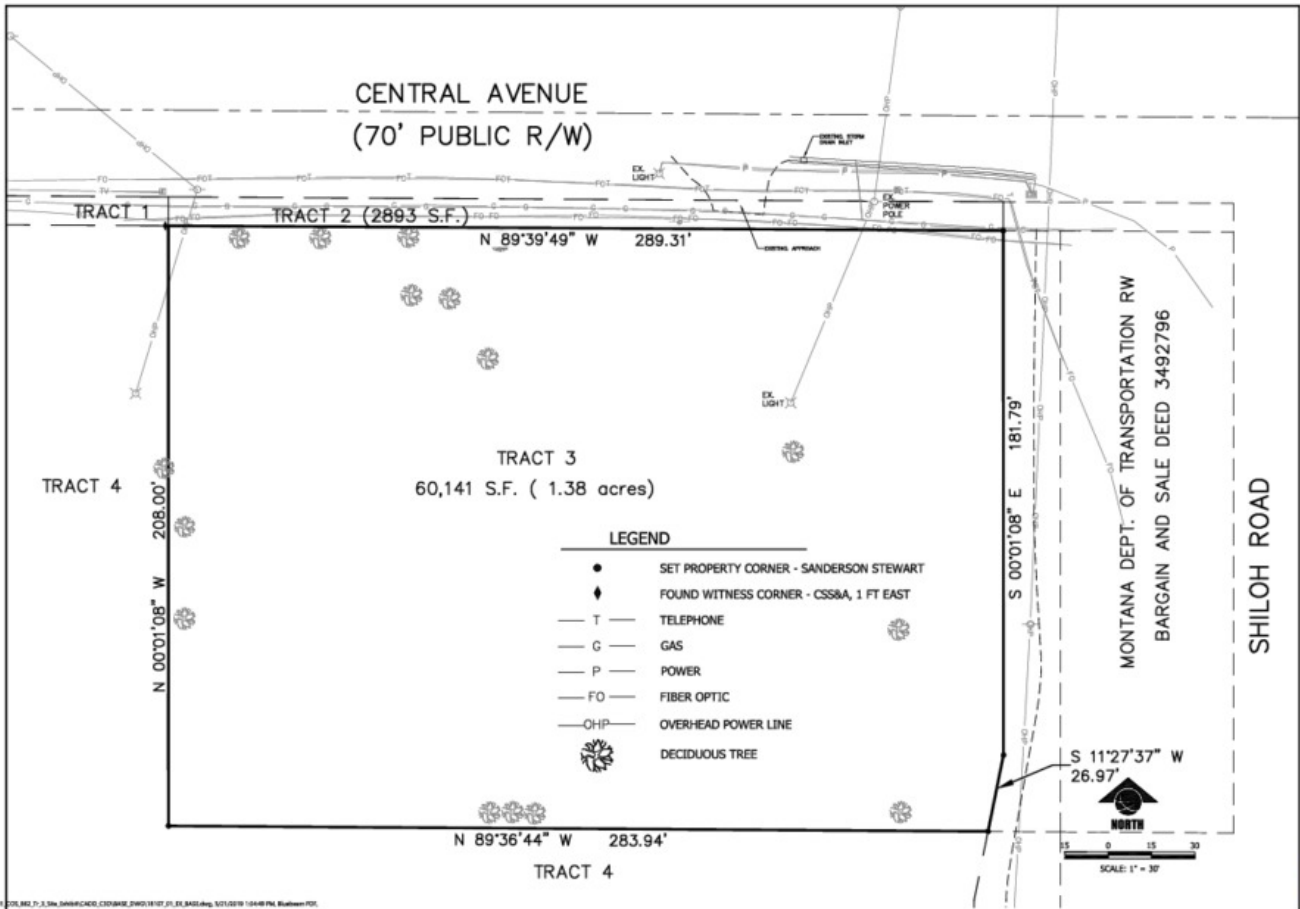
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NO.	DATE	DESCRIPTION
1	08/20/2019	PRELIMINARY SURVEY
2	09/10/2019	FINAL SURVEY
3	09/10/2019	AS-BUILT
4	09/10/2019	AS-BUILT
5	09/10/2019	AS-BUILT
6	09/10/2019	AS-BUILT
7	09/10/2019	AS-BUILT
8	09/10/2019	AS-BUILT
9	09/10/2019	AS-BUILT
10	09/10/2019	AS-BUILT

**SHADY GROVE BREWERY, LLC**  
TRACT 3, CERTIFICATE OF SURVEY NO. 862 ANV,  
BILLINGS, MONTANA  
EXISTING SITE EXHIBIT



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Google

Map data ©2019 Imagery ©2019, DigitalGlobe, USDA Farm Service Agency

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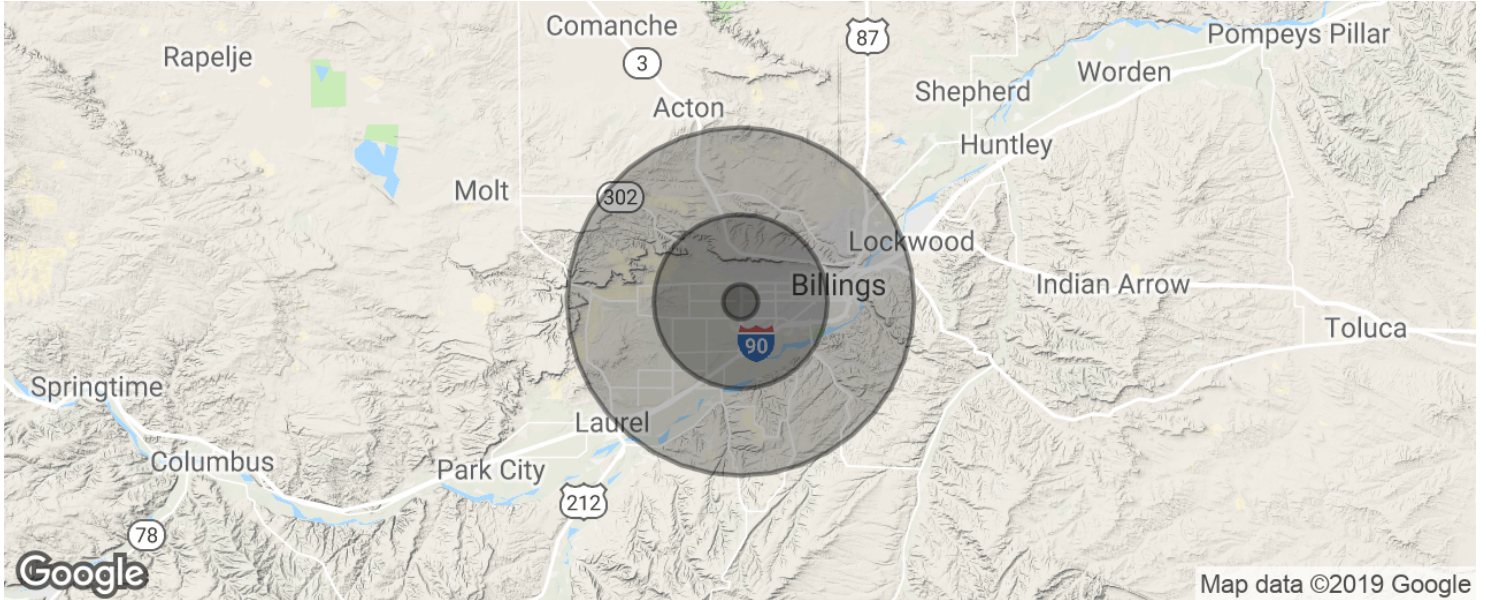
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,604	64,711	131,328
Median age	38.2	41.0	37.7
Median age (Male)	34.9	39.0	36.3
Median age (Female)	39.1	42.5	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,664	28,337	56,130
# of persons per HH	2.1	2.3	2.3
Average HH income	\$53,750	\$69,142	\$62,096
Average house value	\$154,495	\$222,720	\$204,884

\* Demographic data derived from 2010 US Census

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