



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

3018 1ST AVENUE NORTH

Billings, MT 59101

AVAILABLE SPACE

21,735 SF

ASKING PRICE

\$1,425,000

AREA

15,000+ Cars per day traffic count on 1st Avenue North

Within the walking brewery district downtown. Rare site with private off street parking. This is a historical property with a plethora of uses waiting to be capitalized upon. With limited restrictions one could certainly acquire the real estate and lease this to multiple tenants such as a retail department store, art gallery, or restaurant. Other uses the structure and zoning would allow entail vehicle repair, or fabrication shop, or light manufacturing with the barrier wall to the shop. Lease 1-10 of the studio apartment units or AirBnB to executives who love to work and play downtown!



CBCMONTANA.COM

Retail Industrial Multifamily

Shaylee Green

406.208.7723

shaylee@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

COLDWELL BANKER COMMERCIAL
CBS

1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



SALE

3018 1ST AVENUE NORTH

Billings, MT 59101



OFFERING SUMMARY

Sale Price:	\$1,425,000
Lot Size:	14,000 SF
Year Built:	1917
Building Size:	21,735 SF
Zoning:	Central Business District
Price / SF:	\$65.56

PROPERTY OVERVIEW

Multi-Use, Retail, Multi-Occupancy Property

Zoned Central Business District

- 21,735 SF Building.
- 14,000 SF Lot.
- 15+/- off street parking Spaces!!! Rare for Downtown!!!
- 3 levels with working freight elevator to Basement.

Cold Storage basement with power and freight elevator. 7905 SF

Retail Space 7905 SF

- 130 Feet of frontage. Large windows with display.
- Rear of Building provides ease for deliveries/Inventory with OH door.
- Previously leased for \$3500 mo for 12 months to a Motorcycle dealer.

10 Studio Apartments 60 - 90% Occupancy 2015-2019

- 9 Units *Approximately \$750 mo.
- 1 Unit currently leased @ \$1000 mo.
- Air BnB in 2018 was successful.
- Many remodeled rooms and historical designs remain.

Shop 5305 SF

- 3 - 10-14,000 lb Floor lifts
- 4 - 12 ft OH Doors
- Could be demised into 4 loft apartments!

*Seller will consider 12 mo. lease back or consider tenant proposals on this space.

CBCMONTANA.COM

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



3018 1ST AVENUE NORTH

Billings, MT 59101

SALE



CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



3018 1ST AVENUE NORTH
Billings, MT 59101

SALE



CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com

 **COLDWELL
BANKER
COMMERCIAL**
CBS



3018 1ST AVENUE NORTH

Billings, MT 59101

SALE



Google

Map data © 2019 Imagery © 2019, DigitalGlobe

CBCMONTANA.COM

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



3018 1ST AVENUE NORTH

Billings, MT 59101

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,839	57,634	101,112
Median age	34.7	34.3	36.1
Median age (Male)	34.6	33.2	34.7
Median age (Female)	34.6	36.4	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,387	24,625	42,985
# of persons per HH	2.2	2.3	2.4
Average HH income	\$41,558	\$49,556	\$54,101
Average house value	\$174,940	\$151,221	\$163,690

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS