



New Look! **EASTERN MONTANA**
MONTANA COMMERCIAL
REAL ESTATE

VOLUME 22 NUMBER 2

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WESTERN EDITION ONLINE

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Shaylee Green
ASSOCIATE
406-208-7723



Kyle Schlichenmayer
ASSOCIATE
406-698-1899

Locally Known. Globally Connected.

1215 24TH STREET WEST • BILLINGS, MT 59102 • 406-656-2001



**COLDWELL
BANKER
COMMERCIAL**

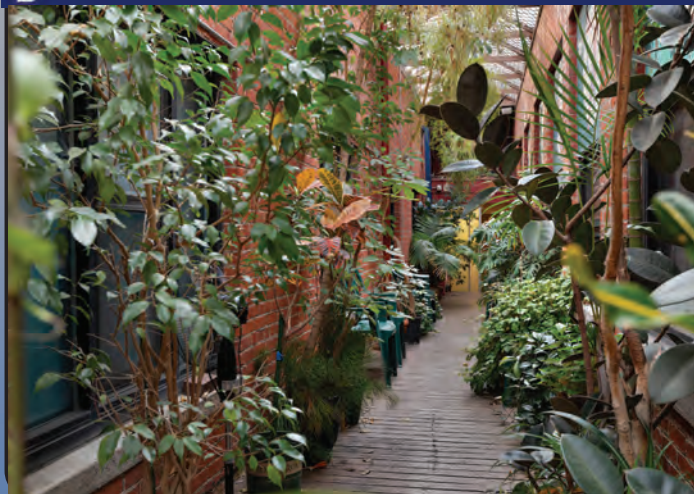
OFFICE, RETAIL & INDUSTRIAL PROPERTIES

NEW LISTING!



501 N 22ND STREET
FOR SALE \$700,000
12,198 SF Warehouse on .63 acres
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961

NEW LISTING!



208 N 29TH STREET
FOR LEASE \$12/
SF NNN
3 Class A office
suites available
David Mitchell
406-794-3404

Kyle
Schlichenmayer
406-698-1899

NEW LISTING!

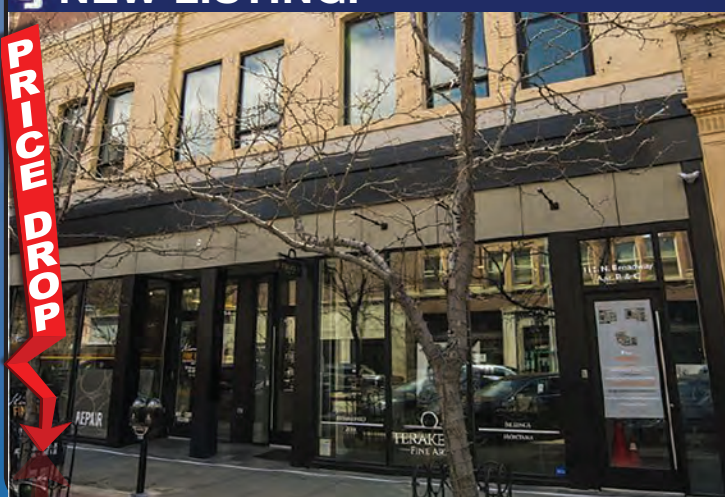


119 RHEA LANE
FOR LEASE OR SALE
\$4.15/SF NNN OR \$695,000
11,560 SF Shop/Flex space
with outdoor pool
George Warmer 406-855-8946



849 1ST AVENUE NORTH
FOR SALE \$2,000,000
2.11 Acres w/over 53k cars
per day traffic count
Todd Sherman 406-570-8961

NEW LISTING!



112 N 28TH
FOR SALE
\$1,825,000
17,986 SF
historic
downtown
building
George
Warmer
406-855-8946

NEW LISTING!



1321 MAIN STREET
FOR LEASE \$7.95 NNN
9,304 or 17,200 SF Space options
George Warmer 406-855-8946

NEW LISTING!



2545 CENTRAL AVE
FOR LEASE \$14-\$17/SF NNN
2 Retail suites avail. 1,190 or 1,498 SF
Nathan Matelich 406-781-6889
Kyle Schlichenmayer 406-698-1899

NEW LISTING!



CENTRAL AVENUE MALL
FOR SALE \$9,850,000
2 Retail buildings/Office building/retail development land
Nathan Matelich 406-781-6889 • David Mitchell 406-794-3404

NEW LISTING!



609 CHARLES STREET
FOR SALE \$1,400,000
Warehouse/Office/Mini-storage
built in 2011
Nathan Matelich 406-781-6889

www.cbcmontana.com

The description information set forth in this brochure is from sources deemed reliable, but no warranty is made as to the accuracy therein. Any prospective purchaser or lessee or other persons interested in this offering is required to make his own investigation and is not to rely on information set forth herein since the same may be subject to errors or omissions. The offering is subject to change without notice of price, terms, other conditions, or pending sale or lease.



1215 24TH STREET WEST • BILLINGS, MT 59102 • 406-656-2001

Locally Known. Globally Connected.

BUSINESSES FOR SALE

**217 N MAIN ST • EKALAKA
FOR SALE \$350,000**

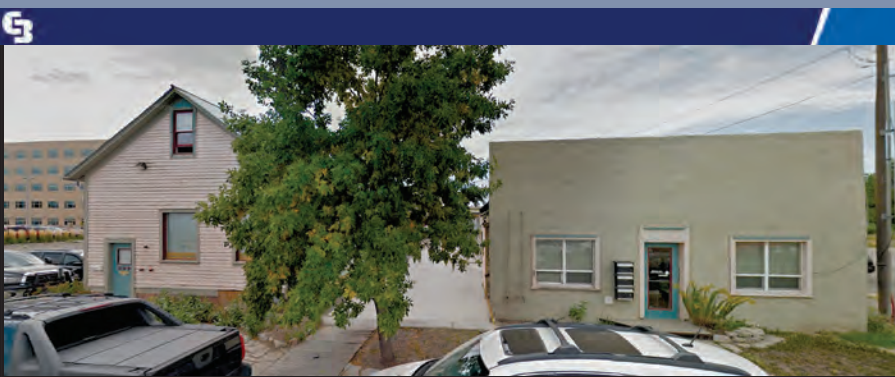
5 Bed Hotel/Motel & Cabin for sale
90% occupancy 6 months of the year.
15% Cap Rate
www.ekalakaguesthouse.com
Shaylee Green 406-208-7723



**BROADWATER FORD
7675 US 87
TOWNSEND
FOR SALE
\$1,420,000**
3 Buildings on
17 Acres
Todd Sherman
406-570-8961



**20 6TH ST W - ROUNDUP
FOR SALE \$149,000**
946 SF retail/restaurant
Nathan Matelich 406-781-6889

**502 & 504 N 20TH STREET
FOR SALE \$249,000**

Multi-faceted investment income property.
Todd Sherman 406-570-8961 • George Warmer 406-855-8946



**401 RAILROAD STREET • BELFRY
FOR SALE \$229,000**
Bar & Restaurant,
full liquor license, FF&E
Nathan Matelich 406-781-6889

**640 SAINT JOHNS
FOR SALE \$449,999**

Year round yard care business and
real estate included
George Warmer 406-855-8946
Todd Sherman 406-570-8961

**86 W ANTELOPE TRAIL
FOR SALE \$695,000**

3 townhomes with 1,680 SF each
George Warmer 406-855-8946

**GEYSER PARK FOR SALE
FOR SALE \$825,000**

Business & Real Estate included
George Warmer 406-855-8946 • Steve Kenney 406-591-2890

**TANZ N THINGS
FOR SALE \$40,000**

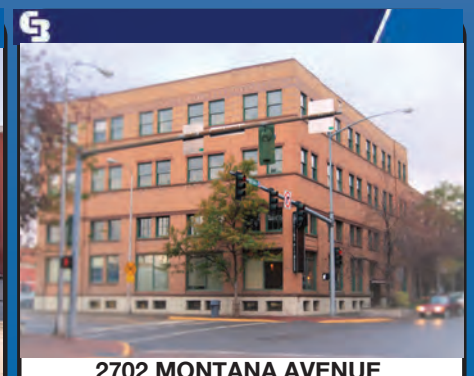
Business with all FF&E
Multiple revenue sources
Todd Sherman 406-570-8961

**2032 OLD HARDIN ROAD
FOR SALE \$1,890,000
FOR LEASE \$5.95/SF NNN**

23,342 SF building on
2 acres built in 2006.
George Warmer 406-855-8946
Nathan Matelich 406-781-6889

**7440 CLARK AVENUE
FOR SALE \$395,000**

14 Acres / 5,000 SF shop / 2 Living Areas / No Zoning
Shaylee Green 406-208-7723

**2702 MONTANA AVENUE
FOR SALE \$300,000
OR FOR LEASE \$8.00/PSF**

5,530 SF Office building downtown
George Warmer 406-855-8946

**1140 1ST AVE NORTH
OFFICE/RETAIL BUILDING
FOR SALE \$795,000**

20,700 SF
Shaylee Green 406-208-7723

**803 & 809
MANTLE
BELGRADE**

**FOR SALE
\$1,252,140**

2 quality
4 plex buildings
built in 2000

David Mitchell
406-794-3404
Nathan Matelich
406-781-6889

**1215 24TH STREET WEST
FOR SALE \$1,143,700**

FOR LEASE \$1,094-\$1,403/mo
875-1,122 SF Office space.
Steve Kenney 406-591-2890



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OFFICE & RETAIL PROPERTIES



3429 CENTRAL AVE - STE A
FOR LEASE \$445/mo Utilities Incl
475 SF, Shared conference
and reception/ kitchenette.
Nathan Matelich 406-781-6889



1102-1116 BROADWATER AVE
FOR LEASE
NOW ONLY \$14 SF/YR (NNN)
Retail/Office/Build to suit available in
space sizes from 1,500-3,600 SF
Nathan Matelich 406-781-6889



1597 AVENUE D
FOR LEASE \$1,430/mo+ Util.
1,040 SF Suite Available
Nathan Matelich 406-781-6889
George Warmer 406-855-8946



2950 KING AVENUE
FOR LEASE \$14/SF NNN
4k-15,400 SF Retail/Office/Shop Space
Flooring & Lighting Allowance
George Warmer 406-855-8946
Todd Sherman 406-570-8961



2010 GRAND SUITE 4
FOR LEASE
\$1,652 - \$3,304/mo+ Util.
1,300-2,600 SF Class A Retail
Nathan Matelich 406-781-6889
George Warmer 406-855-8946



3970 AVENUE D
FOR LEASE \$1,460/mo
2 offices available
George Warmer 406-855-8946
Shaylee Green 406-208-7723



NEW LISTING!
2376 MAIN STREET
FOR LEASE \$8.50/SF NNN
1,820 SF Class A office space
Todd Sherman 406-570-8961



2048 OVERLAND SUITE 202
FOR LEASE \$1,740/MO FULL SERVICE
1,546 SF office space
with conference room.
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



618 S 25TH STREET
FOR LEASE \$7/SF/YEAR NNN
5,000 SF office space with
2 conference rooms
Kyle Schlichenmayer 406-698-1899



602 S 25TH STREET
FOR LEASE \$5/SF/YEAR NNN
5,000 SF clear span shop space
Kyle Schlichenmayer 406-698-1899



1106 MAIN STREET
FOR LEASE \$1,000-\$2,200/mo+ Util.
1,000 SF Retail/Office space.
Nathan Matelich 406-781-6889



5605 INTERSTATE AVE
FOR LEASE \$3,125/MO GROSS
7,500 SF SHOP WITH
14' OVERHEAD DOOR
George Warmer 406-855-8946



2501 4TH AVENUE NORTH
FOR LEASE \$9.50/SF Gross,
Util. Incl.
1,400 SF Office space
with off street parking
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



1511 6TH AVENUE N
FOR LEASE \$1,350/mo + util.
1,172 SF Class A office space
Shaylee Green 406-208-7723



303 N BROADWAY
FOR LEASE \$13-\$14/SF Full Service
7,500-16,500 SF Class A office units
Nathan Matelich 406-781-6889



2800 CENTRAL AVENUE
FOR LEASE NEW PRICE \$4,480 /MO
+ UTILITIES • \$13.90 PSF NNN
2,911 SF professional office space.
Nathan Matelich 406-781-6889



14 S 27TH STREET
FOR LEASE \$595/MO +ELECT
Downtown Retail
530 SF available
Nathan Matelich 406-781-6889



2525 6TH AVE N
OFFICE SPACE
FOR LEASE \$200-\$635/MO (UTIL. INCL.)
150-1,280 SF options available.
Nathan Matelich 406-781-6889



530 SIOUX LANE
FOR LEASE \$2,000/MO + UTIL.
1,630 SF renovated office space
Nathan Matelich 406-781-6889



51 N 15TH STREET SUITES 1 & 2
OFFICE FOR LEASE
1,230-2,490 SF available
\$1,392-\$2,818/mo + util.
Nathan Matelich 406-781-6889



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OFFICE & RETAIL PROPERTIES



123 N BROADWAY
FOR LEASE \$20/PSF
 2,000-7,000 SF options available
 Exterior remodel coming soon
 David Mitchell 406-794-3404



1140 1ST AVE N – COLD STORAGE
FOR LEASE \$800/mo
 1,600+ SF with 12' overhead door
 Shaylee Green 406-208-7723



1025 N 27TH STREET
FOR LEASE \$18.00/SF NNN
 4,023 SF Brand new, Class A office sp.
 David Mitchell 406-794-3404



1202, 1204, 1212 CENTRAL AVE
FOR SALE \$320,000 OR
1212 FOR LEASE \$2,400/mo
 5,000 SF total
 1202 & 1204 have tenants in place.
 George Warmer 406-855-8946
 Todd Sherman 406-570-8961



SHILOH COMMONS
FOR LEASE \$18-\$20 PSF
 Office, Retail, & Restaurant space
 George Warmer 406-855-8946
 David Mitchell 406-794-3404



1215 MONAD
FOR LEASE \$5-\$8/SF NNN
 Shop/Office/Retail Showroom
 separately available.
 Nathan Matelich 406-781-6889
 David Mitchell 406-794-3404



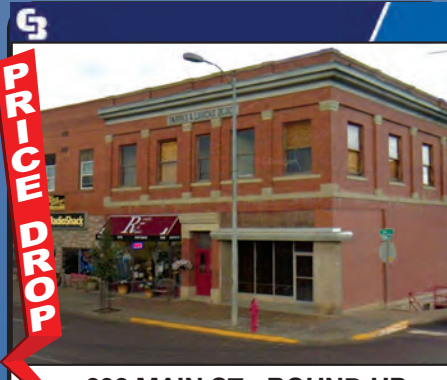
1518 1ST AVENUE NORTH
FOR LEASE \$1,188/MO
 Almost 25,000 SF office building
 George Warmer 406-855-8946



MIDTOWN OFFICE – FULL REMODEL
FOR LEASE \$14-\$15/SF
 500-6,000 SF options
 Kyle Schlichenmayer 406-698-1899



45 BASIN CREEK ROAD • BUTTE
FOR SALE \$1,950,000
 Almost 25,000 SF office building
 Nathan Matelich 406-781-6889



202 MAIN ST • ROUND UP
FOR SALE \$90,000
 18,000 SF Mixed use • Retail Bldg
 Nathan Matelich 406-781-6889



1601 CENTRAL AVENUE
FOR SALE \$250,000
FOR LEASE \$2,000/mo + util.
 1,288 SF w/ 2-overhead doors,
 Community Commercial
 Shaylee Green 406-208-7723



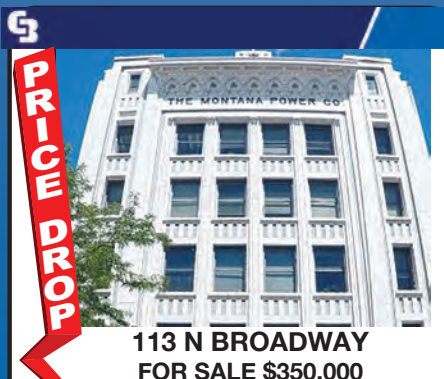
3335 CONRAD ROAD
FOR SALE \$140.00 PSF
FOR LEASE \$8.00 PSF
 1600-1950 SF heated shops w/baths.
 Todd Sherman 406-570-8961



2124 REHBERG LANE
FOR SALE \$749,000
 4-plex built in 2014 with 6% CAP rate.
 David Mitchell 406-794-3404



727 BENCH BOULEVARD
FOR SALE OR BUILD TO SUIT
\$655,000
 1.5 Ac zone Neighborhood Commercial
 Nathan Matelich 406-781-6889 •
 Todd Sherman 406-570-8961



113 N BROADWAY
FOR SALE \$350,000
FOR LEASE \$15/SF
 4th floor office condo in iconic
 downtown location
 George Warmer 406-855-8946



262 HWY 117 • FORT PECK
FOR SALE \$1,499,000
 20,600 SF of Shop & Mini Warehouse
 space on 1.732 Acres
 Nathan Matelich 406-781-6889



3701 2ND AVE N • GREAT FALLS
FOR SALE \$135,000
 1,326 shop on over half an acre
 Todd Sherman 406-570-8961
 Nathan Matelich 406-781-6889



4124 MORGAN AVENUE
FOR SALE \$139,000
 2128 SF, 10 Bed, 4 Bath
 Manufactured
 Multiple use options with
 Residential 6000 zoning
 Shaylee Green 406-208-7723



5229 KING AVENUE
FOR SALE \$91,200-\$182,400
 16' Side walls, 14' overhead doors
 with office and restroom.
 George Warmer 406-855-8946
 Blaine Poppler 406-671-0399



1440 GRAND AVENUE
FOR SALE \$368,333
 2 office buildings, a shop, garages, and
 cell tower
 George Warmer 406-855-8946
 Blaine Poppler 406-671-0399



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INDUSTRIAL PROPERTIES/ COMMERCIAL LAND

NEW LISTING!



**1003 MICHAEL LANE
FOR SALE \$670,000**
Mobile home court on 9.63 acres
Todd Sherman 406-570-8961



72ND AND KING • LAND FOR SALE
\$18,500-\$28,500 PER ACRE
212.69 unzoned acres in 9 tracts.
George Warmer 406-855-8946 • Blaine Poppler 406-671-0399



PRICE DROP

**1290 WEIL STREET
FOR SALE \$375,000**
6,240 SF clear span warehouse,
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



**1236 CORDOVA
FOR LEASE \$6.00/SF NNN**
5,000 SF shop with 18' overhead doors
and overhead cranes.
George Warmer 406-855-8946
Shaylee Green 406-208-7723



**2.25 CITY BLOCKS
AVAILABLE**

**BUILD TO SUIT
OPPORTUNITY**

**READY FOR
DEVELOPMENT!**

**COLDWELL
BANKER
COMMERCIAL**
1617 1ST AVENUE NORTH - FOR SALE - BUILD TO SUIT
4.33 Acres downtown, within EBURD. • George Warmer 406-855-8946



**3750 WISE LN - COLD STORAGE
WAREHOUSE FOR LEASE**
FOR LEASE \$1,200/mo
19,200 SF warehouse with 14' entry door
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



**6132 SOUTH FRONTAGE ROAD
FOR SALE - PRICE VARIES ON LOTS**
114 Acres zoned commercial.
Blaine Poppler 406-671-0399



13,000 SF
Shop/Warehouse

15,900 SF
Shop/Warehouse

8,320 SF
Tilt-Up Concrete
Building

10,800 SF
Canopy

9,275 SF
Barn

**130
RICHARDSON
RD - SILESIA**

**FOR LEASE
\$1-\$4/SF NNN**

8,000-57,000 SF
industrial/ware-
house

**Nathan
Matelich
406-781-6889**



**1536 WICKS LANE
FOR SALE \$212,765**
2.54 Acres zoned Residential 7000.
Blaine Poppler 406-671-0399
Kyle Schlichenmayer 406-698-1899



**GARDEN AVENUE
FOR SALE \$2.75/SF**
14 Acres zoned
Community Commercial.
David Mitchell 406-794-3404



2 Bedroom House

1 Bedroom House
with Carport

1,008 SF Shop

2 Sheds

7 Mobile Homes

720 SF, 3 Stall Garage

**4130-4136
ARDEN
AVENUE**

**FOR SALE
\$525,000**

9 Residential
dwellings & add'l
shop/storage
space.

**Nathan Matelich
406-781-6889
George Warmer
406-855-8946**



PRICE DROP

**14 AVANTA WAY
LAND FOR SALE \$13 PSF**
25,647 SF site will accommodate
a 4,500 SF building
George Warmer 406-855-8946



**4028 CENTRAL AVENUE
FOR SALE \$20/SF**
1.43 Acres zoned
Neighborhood Commercial.
Blaine Poppler 406-671-0399



**178 ACRES NEAR BRIARWOOD
FOR SALE \$3,455,850**
Residential 7000 smaller tracts avail/
Blaine Poppler 406-671-0399
Kyle Schlichenmayer 406-698-1899



**1777 MAJESTIC LANE
FOR SALE \$1,516,685.15**
7.034 Acre tract zoned
Controlled Industrial.
George Warmer 406-855-8946



PRICE DROP

**3595 MONAD ROAD
FOR SALE \$320,000**
2.81 Acres with city services available.
Kyle Schlichenmayer 406-698-1899



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COMMERCIAL LAND



E RAILROAD ST - LAUREL
FOR SALE \$3.50 PSF
10 Acres Available For Sale
Zoned Highway Commercial
George Warmer 406-855-8946



56TH & WOODGATE
FOR SALE \$429,000
20 Acres ideal for residential subd
Nathan Matelich 406-781-6889
David Mitchell 406-794-3404



**LONG TERM GROUND
LEASE POSSIBILITIES!**

5365 MIDLAND ROAD
FOR SALE \$890,016
2.55 Acres
Zoned Highway Commercial.
Steve A. Kenney 406-591-2890



PRICE DROP

WEIL STREET LOTS
FOR SALE \$5.50/SF
1.943 acres zoned
Highway Commercial
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



1005 GRAND AVENUE
FOR SALE \$20/SF
BASED ON LOT SIZE
Varying lot size options available.
David Mitchell 406-794-3404



426 HANSEN LANE
PRIME BILLINGS HEIGHTS
RETAIL DEVELOPMENT
FOR SALE \$16/SF
100,000 SF available zoned
Community Commercial
Blaine Poppler 406-671-0399
George Warmer 406-855-8946



3280 CLEARWATER DRIVE
FOR SALE \$650,000
7.731 Acres zoned
Neighborhood Commercial.
Nathan Matelich 406-781-6889



1600 ALKALI CREEK
FOR SALE 78-578.2 ACRES
SECTIONS AVAILABLE.
Live creek with gently sloping valleys
close to new belt loop.
Blaine Poppler 406-671-0399



HARMONY MEADOWS
FOR SALE \$3.50-\$4.50/SF
1-5 Acre lots available Zoned CC & HC.
Blaine A Poppler 406-671-0399
George Warmer 406-855-8946



32ND STREET & CONRAD RD
FOR SALE \$4-\$8/SF
4 Tracts in size from .84-1.17 Acres.
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



304 RHEA
FOR SALE \$1.90 SF
Zoned Controlled Industrial
4.42 Acres
Shaylee Green 406-208-7723



PRICE DROP

MONTANA SAPPHIRE LOTS
FOR SALE \$7-\$14/SF
8 Lots from .9-8.5 Acres in size.
George Warmer 406-855-8946
Blaine A Poppler 406-671-0399



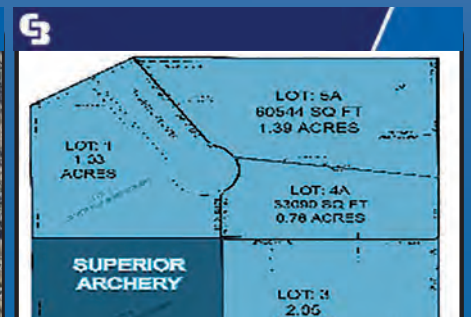
**INTERSTATE 90
LOCKWOOD EXIT 452**
FOR SALE \$2.95/SF
3 lots with 11.40 total acres available
Steve A. Kenney 406-591-2890
George Warmer 406-855-8946



604 S 24TH STREET WEST
FOR SALE \$1,299,000
.69 Acres pad site w/ drive-thru capability
David Mitchell 406-794-3404



3350 BECRAFT LANE
FOR SALE \$719,000
28.91 Acres Zoned Residential 9600
Nathan Matelich 406-781-6889



1600 LOCKWOOD ROAD
LAND FOR SALE @ \$2.75
Public utilities available.
Shaylee Green 406-208-7723



CONTINGENT!

**KIDS WORLD
LEARNING CENTER**
1207 PALOMINO PLACE
FOR SALE \$419,000
Business and real estate included.
George Warmer 406-855-8946
Todd Sherman 406-570-8961



CONTINGENT!

401 N 24TH STREET
FOR SALE \$220,000
FOR LEASE \$12/SF NNN
3 Offices, Conference Rm, Kitchen.
George Warmer 406-855-8946



CONTINGENT!

2905 OVERLOOK DRIVE
FOR SALE \$180,000
3,600 SF Hangar with 14'x54' door
Kyle Schlichenmayer 406-698-1899



CONTINGENT!

2901 STATE AVENUE
FOR SALE \$350,000
FOR LEASE \$3,500/mon
5,504 SF Shop with 17' ceilings
Shaylee Green 406-208-7723