



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

CENTRAL AVE & SOUTH 36TH ST. WEST

\$1,563,582

Central Ave & South 36th Street West
Billings, MT 59102

AVAILABLE SPACE

4.5 Acres

FEATURES

- Prime Retail & Office Corner
- 4.5 Acres Available
- Comprised of 3 tracts
- Located on the SW corner of the new roundabout at 36th St W & Central Ave
- Public Utilities Available
- Zoning: PUD

CBCMONTANA.COM



OFFICE

George Warner
Managing Partner
406 855 8946
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Blaine Poppler
Owner, Commercial Broker
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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

CENTRAL AVE & SOUTH 36TH ST. WEST

Central Ave & S. 36th Street West, Billings, MT 59102



OFFERING SUMMARY

Sale Price: \$1,563,582

Lot Size: 4.5 Acres

Zoning: PUD

Price / SF: \$7.98

PROPERTY OVERVIEW

Prime Retail & Office Corner located on the SW corner of S 36th St W & Central Ave.

PROPERTY HIGHLIGHTS

- Prime Retail & Office Corner
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360 DEGREE VIEW - KUULA.CO/SHARE/7JT3W

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SALE

CENTRAL AVE & SOUTH 36TH ST. WEST

Central Ave & S. 36th Street West, Billings, MT 59102



LOCATION INFORMATION

| | |
|---------------------|---|
| Building Name | Central Ave & 36th Street West |
| Street Address | Central Ave & S. 36th Street West, Billings, MT 59102 |
| City, State, Zip | Billings, MT 59102 |
| County | Yellowstone |
| Cross-Streets | S. 36th Street West & Central Ave |
| Signal Intersection | Roundabout |

LAND INFORMATION

| | |
|----------------|-----------------|
| Number of Lots | 3 |
| Lot 1 | 49,847 SF |
| Lot 2 | 75,657 SF |
| Lot 3 | 71,173 SF |
| Best Use | Retail & Office |
| Free Standing | No |

PROPERTY HIGHLIGHTS

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Central Ave & S. 36th Street West, Billings, MT 59102



OF LOTS 3 | TOTAL LOT SIZE 49,847 - 75,657 SF | TOTAL LOT PRICE - | BEST USE RETAIL & OFFICE

| STATUS | LOT # | ADDRESS | APN | SUB-TYPE | SIZE | PRICE | ZONING |
|-----------|-------|---------|-----|----------|-----------|-------|--------|
| Available | 1 | | | Retail | 49,847 SF | N/A | |
| Available | 2 | | | Retail | 75,657 SF | N/A | |
| Available | 3 | | | Retail | 71,173 SF | N/A | |

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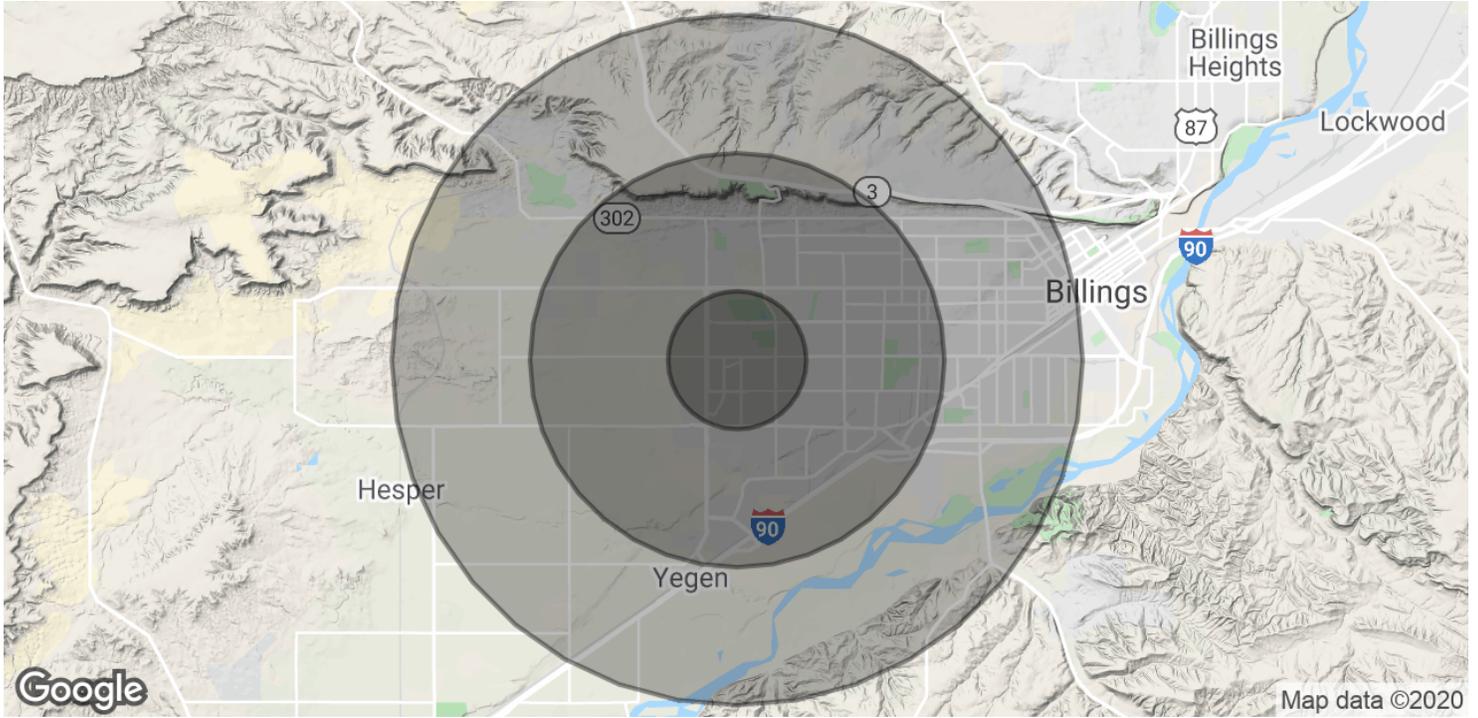
CBS



SALE

CENTRAL AVE & SOUTH 36TH ST. WEST

Central Ave & 36th Street West, Billings, MT 59102



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,984 | 43,232 | 74,217 |
| Average age | 39.6 | 42.1 | 40.0 |
| Average age (Male) | 36.0 | 39.6 | 37.9 |
| Average age (Female) | 41.0 | 43.5 | 42.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,614 | 19,317 | 32,583 |
| # of persons per HH | 2.2 | 2.2 | 2.3 |
| Average HH income | \$56,075 | \$65,987 | \$66,363 |
| Average house value | \$163,131 | \$213,901 | \$217,575 |

* Demographic data derived from 2010 US Census

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**COLDWELL
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CENTRAL AVE & 36TH STREET WEST

Central Ave & 36th Street West, Billings, MT 59102



GEORGE WARMER

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | Cell: 406.855.8946

MT #14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions. In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions. In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member TRANSACTIONS OF NOTE Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

University of Southern California - BA

University of Denver - MBA

MEMBERSHIPS

CCIM

ICSC

Billings Library Foundation -Treasurer & Finance Chair

Big Sky Economic Authority - Member

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