



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

501 PEMBERTON LANE

Billings, MT 59105

AVAILABLE SPACE

2.442 Acres

ASKING PRICE

\$290,000

AREA

501 Pemberton is located in the Billings Heights right next to Lake Elmo. With CMU1-Corridor Mixed Use 1 zoning, the development options are endless including townhomes, apartments, man caves, shop/warehouse spaces or office/retail buildings. With proximity to Lake Elmo & ditch running through the property, buyers have the unique opportunity to create a highly desirable development with lake views and natural parks. Property studies have been preformed by Atwood Architecture so make sure to ask for more details.



LAND

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
CBS**

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

CBCMONTANA.COM



501 PEMBERTON LANE

Billings, MT 59105

SALE



OFFERING SUMMARY

Sale Price: \$290,000

Lot Size: 2.442 Acres

Zoning: CMU1-Corridor Mixed Use 1

Price / SF: \$2.73

PROPERTY OVERVIEW

*2.442 Acres of Land

*For Sale \$290,000

*Zoned CMU1-Corridor Mixed Use 1

*All City Services Available

*Gently Sloping Topography

*Next to Lake Elmo = Lake Views

*Ideal for 2 Story Town homes, Apartments, Man Caves, Shop/Warehouse or Office/Retail Complex

*Ditch Could Provide a Natural Park or Potentially be Relocated to North Side of Property

CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com



CBS



501 PEMBERTON LANE

Billings, MT 59105

SALE



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com





501 PEMBERTON LANE

Billings, MT 59105

SALE



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

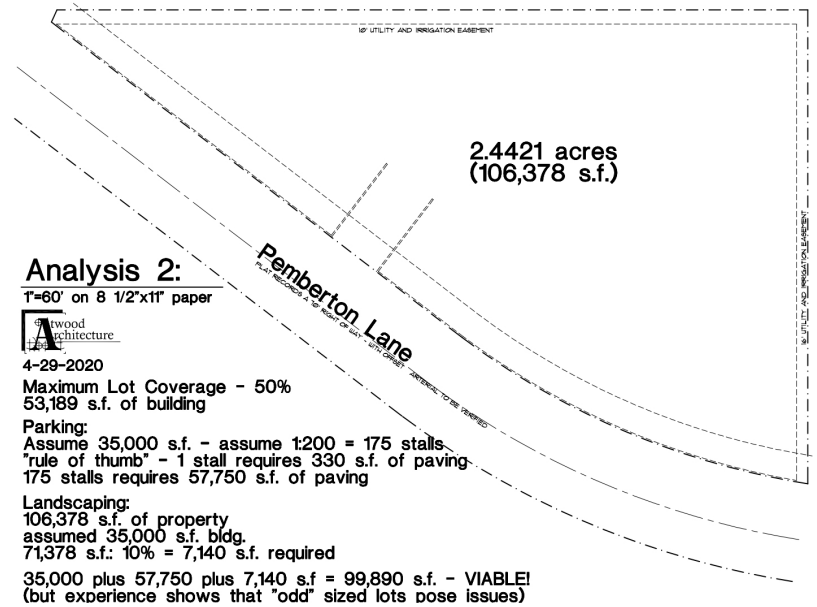
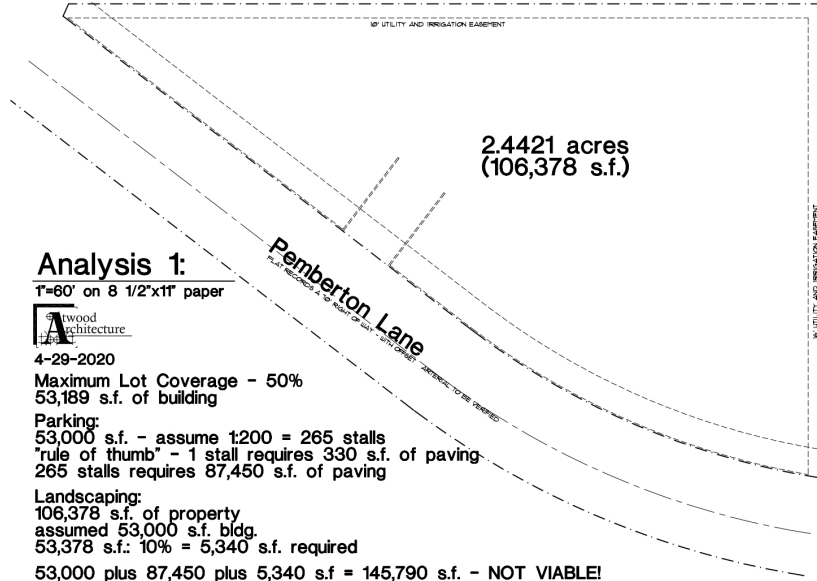


CBS



PROPERTY STUDIES

501 Pemberton Ln, Billings, MT 59105



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com



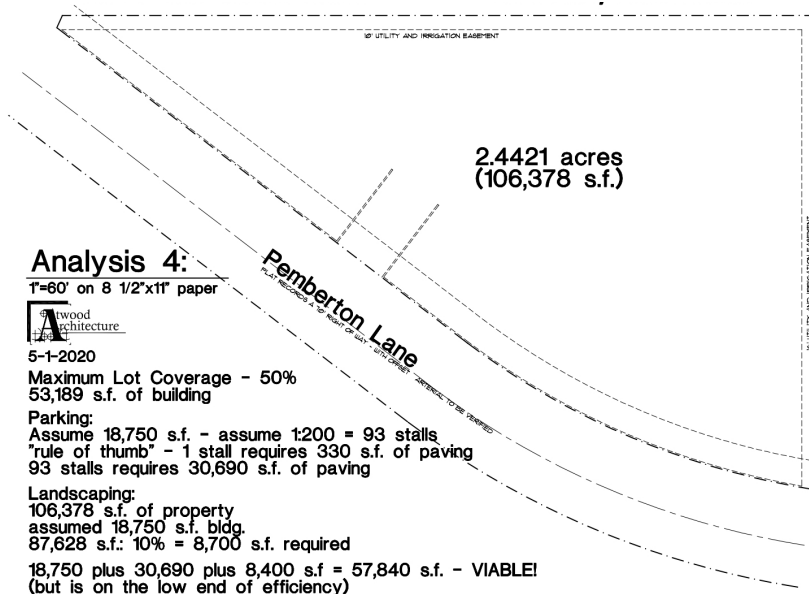
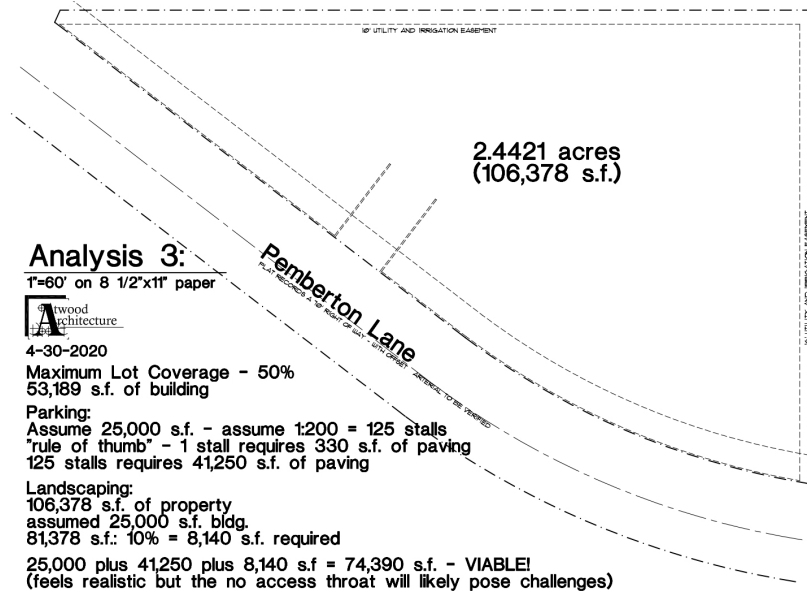
CBS



PROPERTY STUDIES

501 Pemberton Ln, Billings, MT 59105

SALE



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

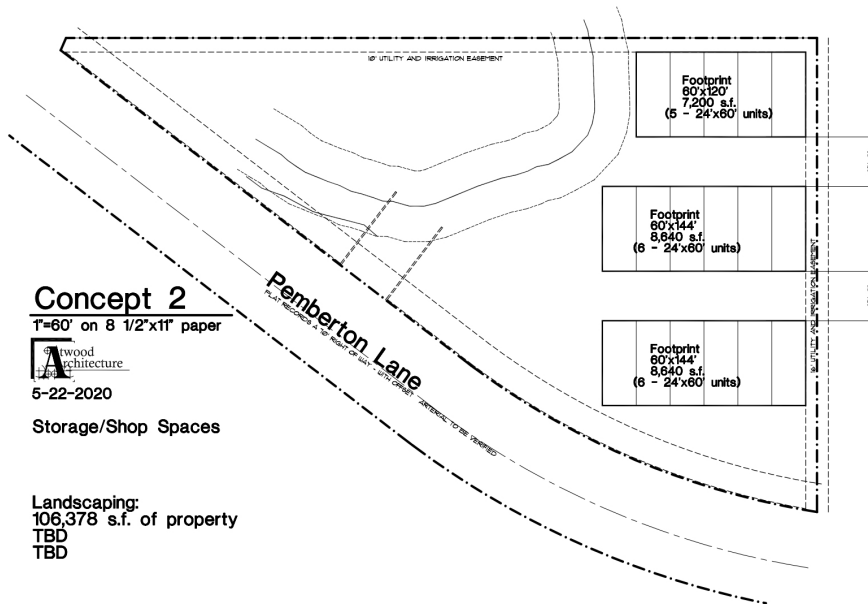
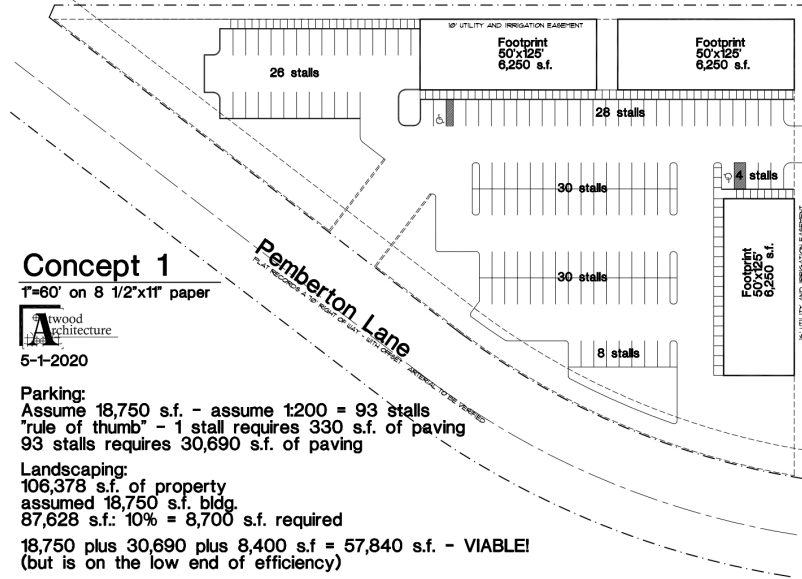


CBS



PROPERTY STUDIES

501 Pemberton Ln, Billings, MT 59105



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com



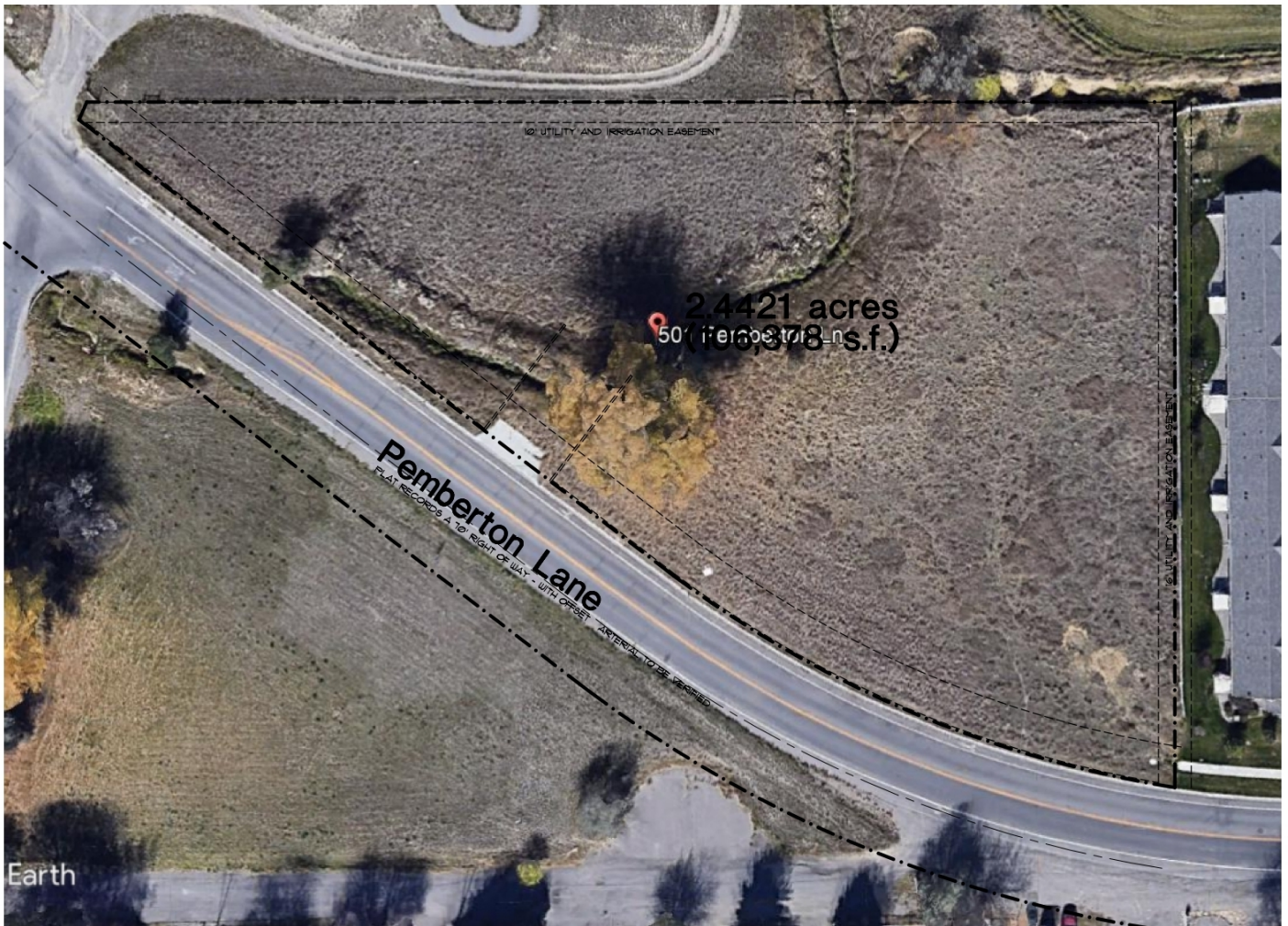
CBS



PROPERTY STUDIES

501 Pemberton Ln, Billings, MT 59105

SALE



CBCMONTANA.COM

Nathan Matelich
406 781 6889
nathan@cbcmontana.com



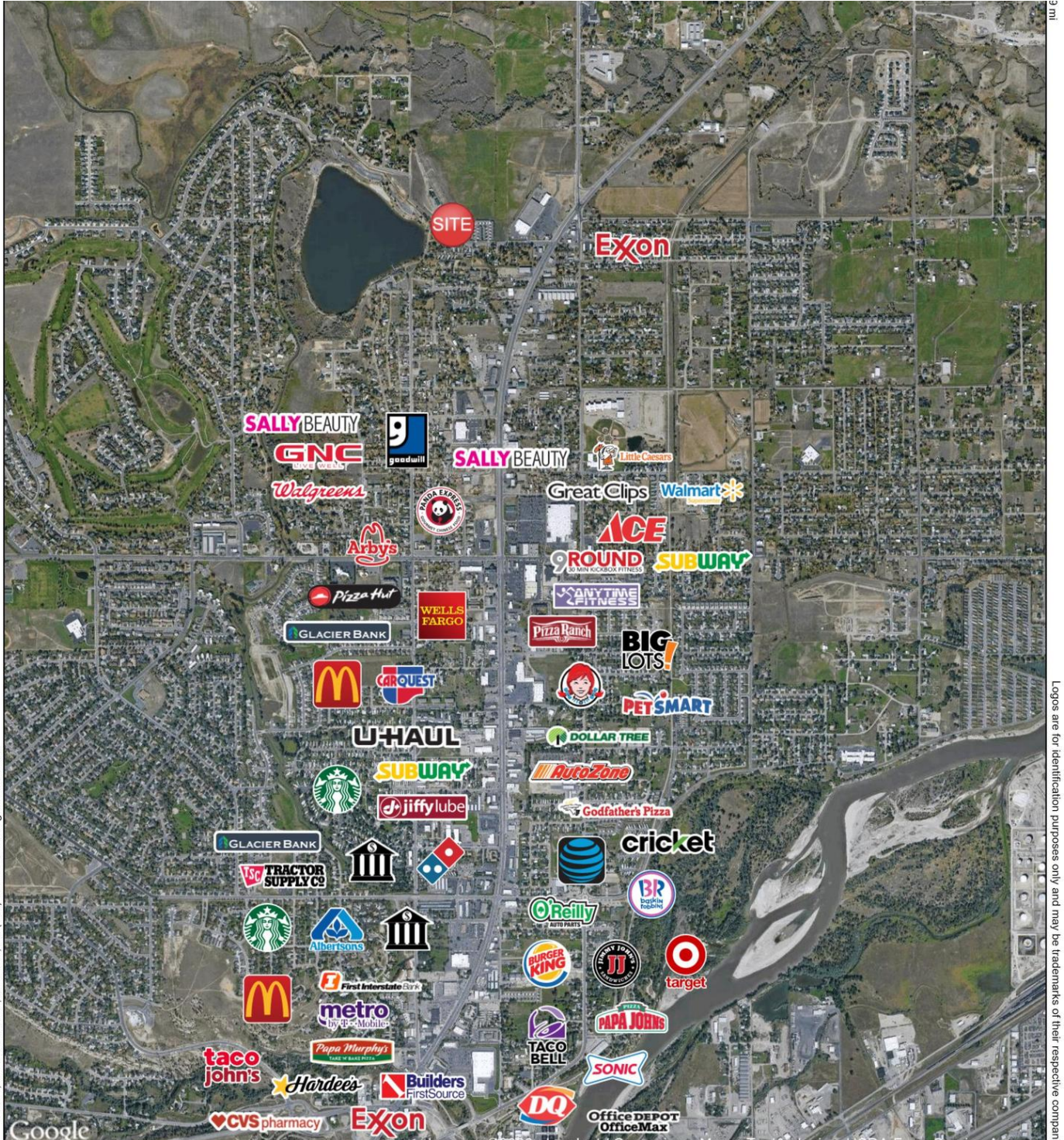
CBS



501 PEMBERTON LANE

Billings, MT 59105

SALE



©2020, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

Logos are for identification purposes only and may be trademarks of their respective companies

CBCMONTANA.COM

Nathan Matelich
 406 781 6889
 nathan@cbcmontana.com



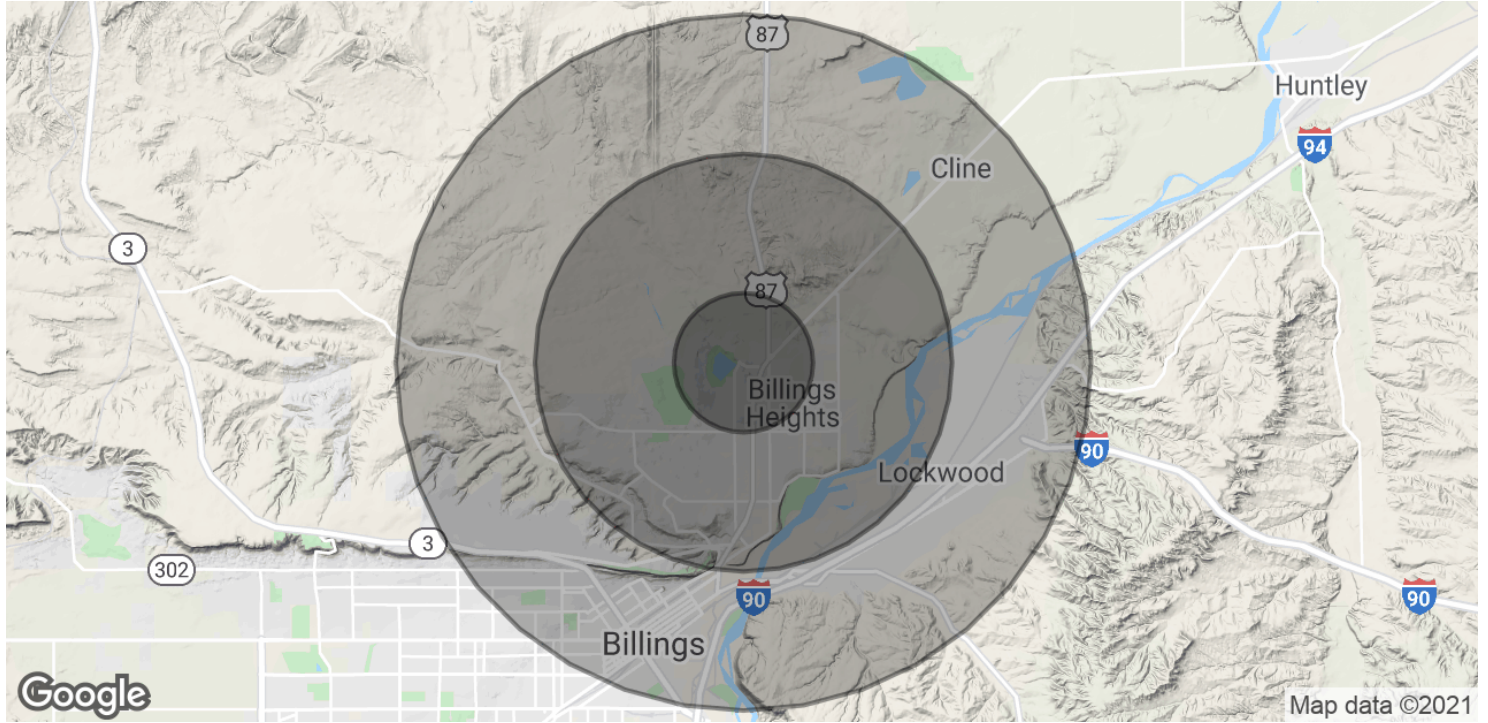
CBS



501 PEMBERTON LANE

Billings, MT 59105

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,453	29,178	51,081
Average age	37.6	36.1	36.1
Average age (Male)	36.4	33.6	34.4
Average age (Female)	38.6	38.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,623	11,718	20,895
# of persons per HH	2.7	2.5	2.4
Average HH income	\$68,578	\$61,631	\$55,161
Average house value	\$165,650	\$163,028	\$159,166

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Nathan Matelich
 406 781 6889
 nathan@cbcmontana.com



CBS