



EASTERN MONTANA MONTANA COMMERCIAL REAL ESTATE

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EASTERN MONTANA EDITION
WESTERN & CENTRAL EDITION ONLINE

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406-208-7723



Kyle Schlichenmayer
ASSOCIATE
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Brian Williams
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406-930-1750

Locally Known. Globally Connected.

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



**COLDWELL
BANKER
COMMERCIAL**

NEW LISTINGS FOR SALE OR FOR LEASE!

NEW LISTING!



1219 27TH STREET
FOR LEASE \$4,418/MO + UTIL.
2,000 SF retail space
Kyle Schlichenmayer 406-698-1899
Brian Williams 406-930-1750

NEW LISTING!



INVESTMENT OPPORTUNITY!
3860 AVE B - SUITES B & D
FOR SALE \$645,000
3,069 SF Business Condo Unit
George Warmer 406-855-8946

NEW LISTING!



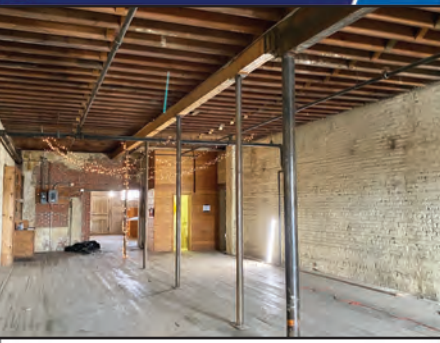
VIDEO: <https://tinyurl.com/y4hkvpjk>
2727 CENTRAL AVENUE
FOR SALE \$2,775,000
FOR LEASE \$14.00 PSF GROSS
29,908 SF office building on 2.273 acres
George Warmer 406-855-8946

NEW LISTING!



INVESTMENT OPPORTUNITY!
2228 GRAND AVENUE
FOR SALE \$925,000
8,030 SF retail bldg w/strong tenant history
18,000+ cars a day exposure
George Warmer 406-855-8946

NEW LISTING!



3013 MONTANA AVENUE
FOR SALE \$500,000
16,000 SF downtown space
with open opportunities!
Shaylee Green 406-208-7723

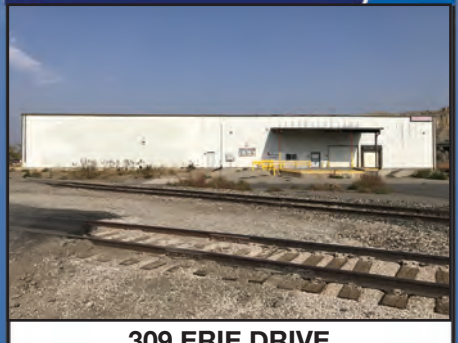
NEW LISTING!



MINI STORAGE!

1524 OLD US 10 • LAUREL
FOR SALE \$4,300,000
9.6 Acres of Land with Significant Upside Potential
Nathan Matelich 406-781-6889

NEW LISTING!



309 ERIE DRIVE
FOR SALE \$940,000
FOR LEASE \$4.75 PSF/YR NNN
18,600 SF warehouse w/ loading dock,
radiant heat, and 2.05 acres
Nathan Matelich 406-781-6889

NEW LISTING!



**216 NE MAIN STREET
LEWISTOWN**
FOR SALE \$450,000
Recently updated 18 unit motel
Todd Sherman 406-570-8961

NEW LISTING!



PRIME RETAIL DEVELOPMENT SITE
6.20 ACRES

**3939
KING AVENUE
WEST**

FOR SALE
\$4,465,000

6.2 Acres on the
prime NE corner
of Shiloh Rd
& King Ave W

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

NEW LISTING!



2376 MAIN STREET
FOR LEASE \$8 PSF/YR NNN
1,400-7,000 SF of retail/office space
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961

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 & OFFICE BUILDINGS

PRICE DROP



1215 24TH STREET WEST
FOR SALE \$1,093,700
FOR LEASE \$1,094-\$1,403 /MO
875-1,122 SF Office space.
Steve Kenney 406-591-2890

CONTINGENT!



71 25TH STREET WEST
FOR SALE \$1,495,000
12,528 SF Office Building,
0.8 Acres of Land, 91.6% Occupancy
Nathan Matelich 406-781-6889
David Mitchell 406-794-3404

ALL BEVERAGE & GAMING LICENSE!



304 N HIGHWAY FROMBERG
FOR SALE \$495,000
Restaurant/Casino/Flex Space/Shop
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961




2807 OVERLOOK DRIVE
FOR SALE \$215,500
3600 SF - AIRPLANE HANGAR
with radiant floor heat
George Warmer 406-855-8946



502 & 504 N 20TH STREET
FOR SALE \$249,000
Multi-faceted investment
income property.
Todd Sherman 406-570-8961
George Warmer 406-855-8946

PRICE DROP



GEYSER PARK
FOR SALE \$775,000
Business & Real Estate included
George Warmer 406-855-8946
Steve Kenney 406-591-2890


PRICE DROP




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



1003 MICHAEL LANE
FOR SALE \$670,000
9.63 Acres, 11 Mobile home lots,
2 large outbuildings, 2 Quonsets
Todd Sherman 406-570-8961
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
David Mitchell 406-794-3404



100 24TH STREET WEST
FOR SALE \$3,750,000
37,314 SF Retail Building, 4.4 Acres of Land, 100% Occupancy
David Mitchell 406-794-3404 • Nathan Matelich 406-781-6889



112 N 28TH
FOR SALE \$1,550,000
17,986 SF historic downtown building
George Warmer 406-855-8946



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



2032 OLD HARDIN ROAD
FOR SALE \$1,890,000 • FOR LEASE \$5.95 PSF NNN
23,342 SF building on 2 acres built in 2006.
George Warmer 406-855-8946 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

NEW LISTING!



212 MOORE LANE
FOR SALE \$625,000
OR LEASE \$3,500 PER MONTH
1,650 SF of office space and 7,150 SF
of shop space with apartment
George Warmer 406-855-8946

PRICE DROP



113 N BROADWAY
FOR SALE \$325,000
FOR LEASE \$12/SF
4th floor office
condo in iconic
downtown location
George Warmer
406-855-8946

NEW LISTING!



304 N 19TH STREET
FOR SALE \$250,000
Restaurant space with parking
Todd Sherman 406-570-8961



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

Locally Known. Globally Connected.

OFFICE SPACE, OFFICE BUILDINGS & STORAGE BUILDINGS

NEW LISTING!



413 SE 4TH STREET - SUITE D LAUREL FOR LEASE \$1,250 - \$1,290/MO + UTILITIES 1,000 SF Retail Space for Lease, Class A Retail Center, Open Floor Plan Nathan Matelich 406-781-6889

NEW LISTING!



50 27TH STREET W - SUITE C FOR LEASE \$18 PSF/YR MG 2,016 SF Professional Office Space with ADA restrooms George Warmer 406-855-8946

NEW LISTING!



3D TOUR: https://tinyurl.com/y2dug6rz 206 NORTH 29TH FOR LEASE \$200-\$500 /MO 120-250 SF Downtown Offices David Mitchell 406-794-3404 Kyle Schlichenmayer 406-698-1899

NEW LISTING!



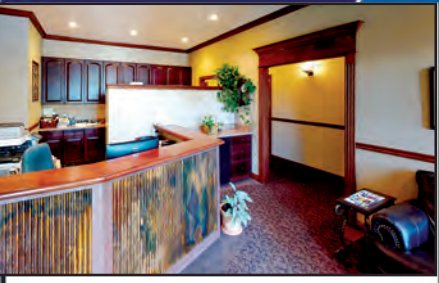
1925 GRAND AVENUE FOR LEASE \$295-\$685 /MO (UTILITIES INCLUDED) 250-550 SF Office Spaces Nathan Matelich 406-781-6889

ONLY 1 SPACE LEFT!



SHILOH COMMONS FOR LEASE \$18 PSF 800 SF Space (Office or Retail) George Warmer 406-855-8946 David Mitchell 406-794-3404

NEW LISTING!



2625 ST JOHNS AVENUE FOR LEASE \$2,500 /MO MG 2,605 SF Class A Office Space w/ 2 conference rooms George Warmer 406-855-8946 Shaylee Green 406-208-7723

NEW LISTING!



204 N 29TH STREET FOR LEASE \$12 PSF/YR NNN 4,500 SF Downtown Retail David Mitchell 406-794-3404 Kyle Schlichenmayer 406-698-1899

NEW LISTING!



1106 MAIN STREET FOR SALE \$599,000 OR FOR LEASE \$1,000-\$2,200 /MO+ UTIL. 1,000 - 2,200 SF Retail/Office space. Nathan Matelich 406-781-6889



3D TOUR: https://tinyurl.com/y6c65jkc 212 N 29TH STREET FOR LEASE \$12 PSF NNN 2009 SF Retail space available. David Mitchell 406-794-3404 Kyle Schlichenmayer 406-698-1899



OFFICE/RETAIL SPACES 1110 BROADWATER AVENUE UNIT 1 • 1,254 SF FOR SALE \$265,000 OR FOR LEASE \$1885 /MO UNIT 2 • 2,714 SF FOR SALE \$570,000 OR FOR LEASE \$4,075 /MO UNIT 3 1,348 SF FOR SALE \$285,000 OR FOR LEASE \$2,025 /MO Nathan Matelich 406-781-6889



PRICE DROP

45 BASIN CREEK ROAD BUTTE FOR SALE \$1,700,000 OR FOR LEASE \$9 PSF NNN Almost 25,000 SF office building Nathan Matelich 406-781-6889



2048 OVERLAND AVE - STE 202 FOR LEASE \$375 TO \$1,740/MO FULL SERVICE 1,546 SF office space with conference room. Nathan Matelich 406-781-6889 Todd Sherman 406-570-8961



112 N 28TH FOR LEASE \$13 PSF NNN 2,893 SF Move in condition George Warmer 406-855-8946



2545 CENTRAL AVENUE FOR LEASE \$14-\$17 PSF NNN 3 Retail suites avail. 1,226 SF, 1,190 SF, or 1,498 SF Nathan Matelich 406-781-6889 • Kyle Schlichenmayer 406-698-1899



PRICE DROP

332 BONNIE LANE FOR LEASE \$1,225 /MO 2 qty - 1,725 SF New Construction Shops for Lease, Estimated Completion Date Nov. 15, 2020 14 ft Overhead Door Nathan Matelich 406-781-6889



2950 KING AVENUE FOR LEASE \$14 PSF NNN 4000 SF Retail/Office Space Flooring & Lighting Allowance George Warmer 406-855-8946 Todd Sherman 406-570-8961



2010 GRAND SUITE 1 FOR LEASE \$1,652 /MO + UTIL. PER UNIT 1,300 SF Class A Retail Nathan Matelich 406-781-6889 George Warmer 406-855-8946



1321 MAIN STREET FOR LEASE \$7.95 NNN 9,304 or 17,200 SF Space options George Warmer 406-855-8946 Blaine Poppler 406-671-0399



3D TOUR: https://tinyurl.com/yy945ufg 208 N 29TH STREET FOR LEASE \$13 PSF MG Exec office and retail space available David Mitchell 406-794-3404 Kyle Schlichenmayer 406-698-1899



1410 38TH STREET WEST FOR LEASE PRICE NEGOTIABLE 150-2,500 SF Ideal Health & Wellness Office/Retail Space Nathan Matelich 406-781-6889



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

Locally Known. Globally Connected.

OFFICE, STORAGE & WAREHOUSE PROPERTIES

51 N 15TH STREET - SUITE 2
FOR LEASE \$1,155 /MO + UTILITIES
 1,260 SF Office space available
 Nathan Matelich 406-781-6889

MIDTOWN OFFICE
FOR LEASE 910 SF
\$1,140 /MO + PHONE/INTERNET
 Full Remodel - Buildout Allowance Avail
 910 SF space available
 Kyle Schlichenmayer 406-698-1899

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

NEW LISTING!

VIDEO: <https://tinyurl.com/y8jilo8r>
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

ONLY 6 UNITS LEFT!

3335 CONRAD ROAD
FOR SALE \$140 PSF OR FOR LEASE \$8 PSF/YR +\$1.35 CAM
 6 Units, all with bathrooms, 1,600 SF or 1,950 SF options
 Todd Sherman 406-570-8961

NEW LISTING!

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

NEW LISTING!

2132 BROADWATER AVENUE
FOR LEASE \$1687/MO
 1500 SF Office or retail space
 Shaylee Green 406-208-7723

618 S 25TH STREET
FOR LEASE \$3,650/MON + UTILITIES
OR FOR SALE AT \$450,000
 5,000 SF office w2 conference rms
 Kyle Schlichenmayer 406-698-1899

NEW LISTING!

1215 S BROADWAY AVENUE
RED LODGE
FOR SALE \$349,000
 Prime Piece of Commercial Dev Land
 1.46 Acres 1,462 SF Log Cabin Bldg
 Nathan Matelich 406-781-6889

5605 INTERSTATE AVENUE
FOR LEASE \$3,125 /MO GROSS
 7,500 SF Shop with
 14' overhead door
 George Warmer 406-855-8946

2.25 CITY BLOCKS AVAILABLE

BUILD TO SUIT OPPORTUNITY

READY FOR DEVELOPMENT!

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

NEW LISTING!

1300 6TH AVENUE NORTH - FOR LEASE \$3.50 SF/YR MG
 30,000 SF with over 2 acres of parking and yard space
 George Warmer 406-855-8946 • Blaine Poppler 406-671-0399

NEW LISTING!

2010 GRAND - SUITE 1
FOR LEASE \$1,693/MO + UTILITIES
 Nathan Matelich 406-781-6889
 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

NEW LISTING!

319 MOREY
FRANK & WETCH TRUCK REBUILDERS
FOR SALE \$800,000
\$300,000 FOR BUSINESS
+ \$500,000 FOR REAL ESTATE
 Nathan Matelich 406-781-6889

1518 1ST AVE NORTH
FOR LEASE \$10 SF/YR NNN
 8,860 SF retail/shop space
 George Warmer 406-855-8946



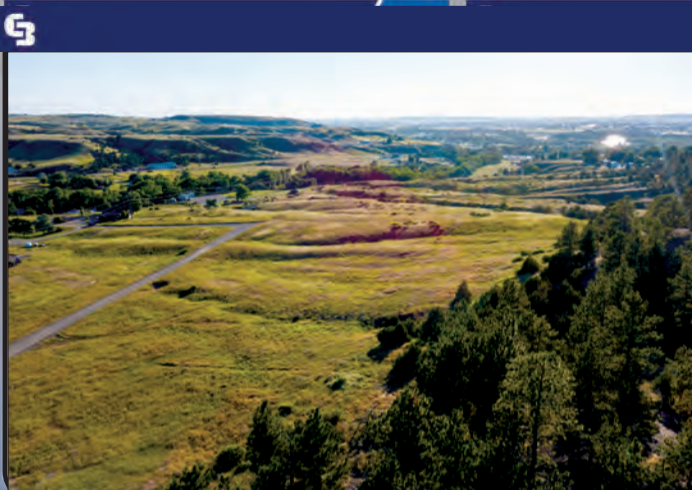
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Locally Known. Globally Connected.

INDUSTRIAL PROPERTIES & COMMERCIAL LAND



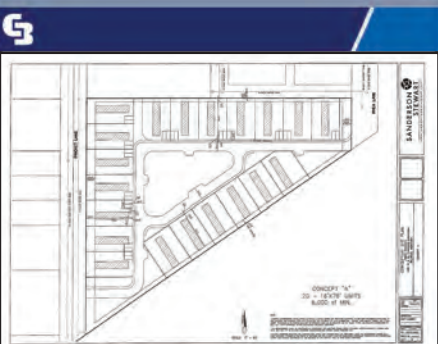
511 & 512 N 26TH ST AND 514 N 25TH ST FOR SALE \$600,000 24,500 sf of central business district zoned land George Warmer 406-855-8946 Steve Kenney 406-591-2890



178 ACRES NEAR BRIARWOOD MAJOR PRICE REDUCTION! FOR SALE \$1,900,000 Residential 7000 smaller tracts available. Kyle Schlichenmayer 406-698-1899



307 N 23RD STREET FOR SALE \$199,900 \$11.43 PSF 17,500 SF Tract, Prime Downtown Lot, CBD Zoning, City Services Available George Warmer 406-855-8946



304 RHEA FOR SALE \$1.90 PSF Land for mobiles and shops 4.42 Acres Shaylee Green 406-208-7723



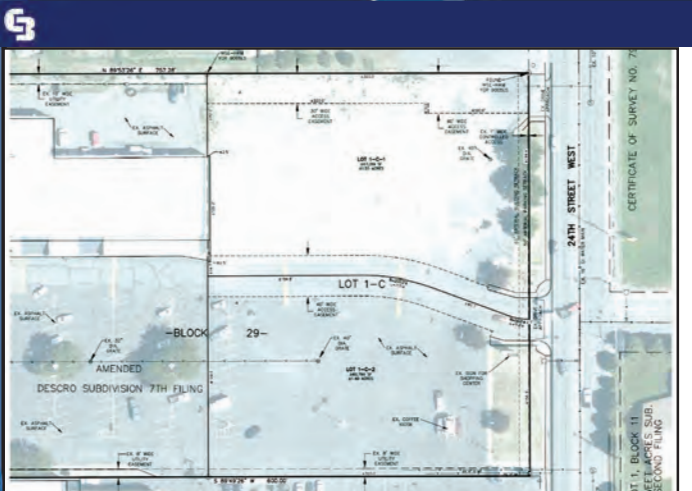
E RAILROAD STREET - LAUREL • FOR SALE \$3.50-\$5.50 PSF 10 Acres Available For Sale • Zoned Highway Commercial George Warmer 406-855-8946



4028 CENTRAL AVENUE FOR SALE \$14 PSF 1.43 Acres zoned Neighborhood Commercial. Blaine Poppler 406-671-0399



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



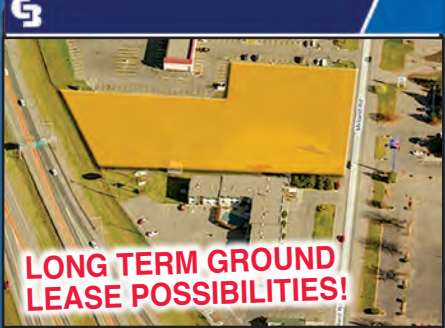
VACANT LOTS CENTRAL AVENUE MALL FOR SALE \$1.65 - \$3.475 MILLION 2.95 Acres of Development Land All City Services Available Nathan Matelich 406-781-6889 David Mitchell 406-794-3404



501 PEMBERTON LANE FOR SALE \$290,000 2.442 Acres Community Commercial near Lake Elmo Nathan Matelich 406-781-6889



130-530 SUNLIGHT CIRCLE FOR SALE \$285,000 - \$675,000 Phase 2 & Phase 3 of Emerald Eagle Estates Residential Subdn Nathan Matelich 406-781-6889



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



1005 GRAND AVENUE FOR SALE \$20 PSF BASED ON LOT SIZE Interior demoed, ready for occupancy David Mitchell 406-794-3404



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



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



4200 BELL AVENUE FOR SALE \$1,250,000 13.3 Acres Zoned AG/Planned Neighborhood Development Public utilities are adjacent and available with annexation. Blaine Poppler 406-671-0399



3350 BECRAFT LANE FOR SALE \$667,000 28.91 Acres Zoned Residential 9600 Nathan Matelich 406-781-6889



MONTANA SAPPHIRE LOTS FOR SALE \$7-\$14 PSF 7 Lots from .9-3 Acres in size. George Warmer 406-855-8946 Blaine A Poppler 406-671-0399



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

Locally Known. Globally Connected.

RESIDENTIAL & COMMERCIAL LAND DEVELOPMENT

**WEIL STREET LOTS
FOR SALE \$5.25 PSF**
1.943 acres zoned
Highway Commercial
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899

**83.8 ACRES
AVAILABLE**
Danford Road
S 60th St W
UNDER CONTRACT

**PRIME
DEVELOPMENT
OPPORTUNITY**
**SW OF 56TH ST W
& DANFORD ROAD**
**FOR SALE \$1,510,000
(\$18,000/ACRE)**
83.876 Acres
Unzoned
George Warmer
406-855-8946
Blaine Poppler
406-671-0399

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

**CENTRAL AVE &
SOUTH 36TH ST W
FOR SALE \$1,563,582**
4.5 acres PUD zoned land
George Warmer 406-855-8946
Blaine Poppler 406-671-0399

**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

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

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

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

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

**HARMONY MEADOWS
FOR SALE \$3.75-\$4.75 PSF**
1-5 Acre lots available Zoned CC & HC.
Blaine A Poppler 406-671-0399
George Warmer 406-855-8946

**HARMONY MEADOWS
FOR SALE \$3.75-\$4.75 PSF**
1-5 Acre lots available Zoned CC & HC.
Blaine A Poppler 406-671-0399
George Warmer 406-855-8946

CONTINGENT!
**712-716 N 15TH STREET
FOR LEASE \$415,000**
Duplex and 10 unit Mobile Home Park
9.7% CAP
Shaylee Green 406-208-7723

CONTINGENT!
**602 S 25TH STREET
FOR LEASE \$2,800/MON + UTILITIES
FOR SALE AT \$350,000**
3 phase power please - 5,000 SF
clear span shop space
Kyle Schlichenmayer 406-698-1899

SOLD!
**2455 CENTRAL AVENUE
FOR SALE \$1,700,000 \$192 PSF**
8,836 SF Retail Building, 1 Acre of
Land, 100% Occupancy
Nathan Matelich 406-781-6889
David Mitchell 406-794-3404

CONTINGENT!
**2305 MONTANA AVENUE
~ REAL ESTATE ONLY~
FOR SALE \$630,000**
5,330 SF Retail investment property w/
several year remaining on lease.
Nathan Matelich 406-781-6889

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

CONTINGENT!
**1202, 1204, 1212 CENTRAL AVE
FOR SALE \$299,000 OR
1212 CENTRAL AVENUE
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

CONTINGENT!
**AUTO REPAIR BUSINESS
FOR SALE \$650,000**
Gross Revenue of over \$1.2M
Nathan Matelich 406-781-6889

CONTINGENT!
**BEER AND WINE LICENSE
FOR SALE \$34,000**
Todd Sherman 406-570-8961