



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

6111 & 5941 CENTRAL AVE

Billings, MT 59106

AVAILABLE SPACE

5 Central Avenue Acreage Tracts Available for Sale

ASKING PRICE

\$31,226/Acre

AREA

Adjacent to City Limits in West Billings
Includes Subdivision, 2 Large Farmhouses, Outbuildings,
Feedlot, & Farm Leases



CBCWORLDWIDE.COM

LAND AND DWELLINGS

Todd Sherman
406 570 8961
todd@cbcmontana.com

Blaine Poppler
406 671 0399
blaine@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Sale Price: **\$6,142,000**
(\$31,226/Acre)

Lot Size: **196 Acres**

Zoning: **Agriculture**

PROPERTY OVERVIEW

Tract 1: Land for Sale
38.6 Acres

Tract 2: Land for Sale
37.8 Acres

Tract 3: Land & House for Sale
5941 Central Ave: 2232 Sq Ft
2 Bedroom 1 Bathroom
41.27 acres

Tract 4: Land & House for Sale
6111 Central Ave: 3076 Sq Ft
4 Bedroom, 3 Bathroom
30 Acres

Tract 5: Land for Sale
48.9 Acres

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4 Bedroom House



2 Bedroom House



Facing East



Facing South



Facing South West



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Site Map: 5 Tracts Available

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TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords. Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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BLAINE POPPLER

Owner, Commercial Broker

blaine@cbcmontana.com

Direct: 406.671.0399 | Cell: 406.671.0399

MT #7938

PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

MEMBERSHIPS

Yellowstone County Board of Adjustment
Billings Association of Realtors
Silver Circle Award Recipient

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