



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

4524 CENTRAL AVENUE

Billings, MT 59106

AVAILABLE SPACE

100 Acres

ASKING PRICE

\$7,560,000

AREA

Prime West end development opportunity on 103 acres! in proximity to shopping, restaurants and all West end amenities. Best use would be as Residential Development. Close to the new Rocky Vista University medical school development, and new Albertsons grocery store development just announced only a 5 minute drive away, Shiloh Crossing a 4 minute drive away. Central Ave. is a popular West end residential area with many new developments under way. Two homes currently on property & acreage will not be included with the sale. Currently has a cash to contract for farm land.



LAND

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



SALE

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OFFERING SUMMARY

Sale Price: \$7,560,000

Lot Size: 103 Acres

PROPERTY OVERVIEW

103 acres close in on Central Ave.

4400 Block to 4700 Block Central

Located near city utilities and potential annexation

Very close in on Central, very desirable residential area

Currently zoned ag but most likely will be zoned as a Planned Neighborhood Development with several zoning choices.

2 houses on acreage not included.

Drone footage viewable at: <https://tinyurl.com/2a8yy3wx>

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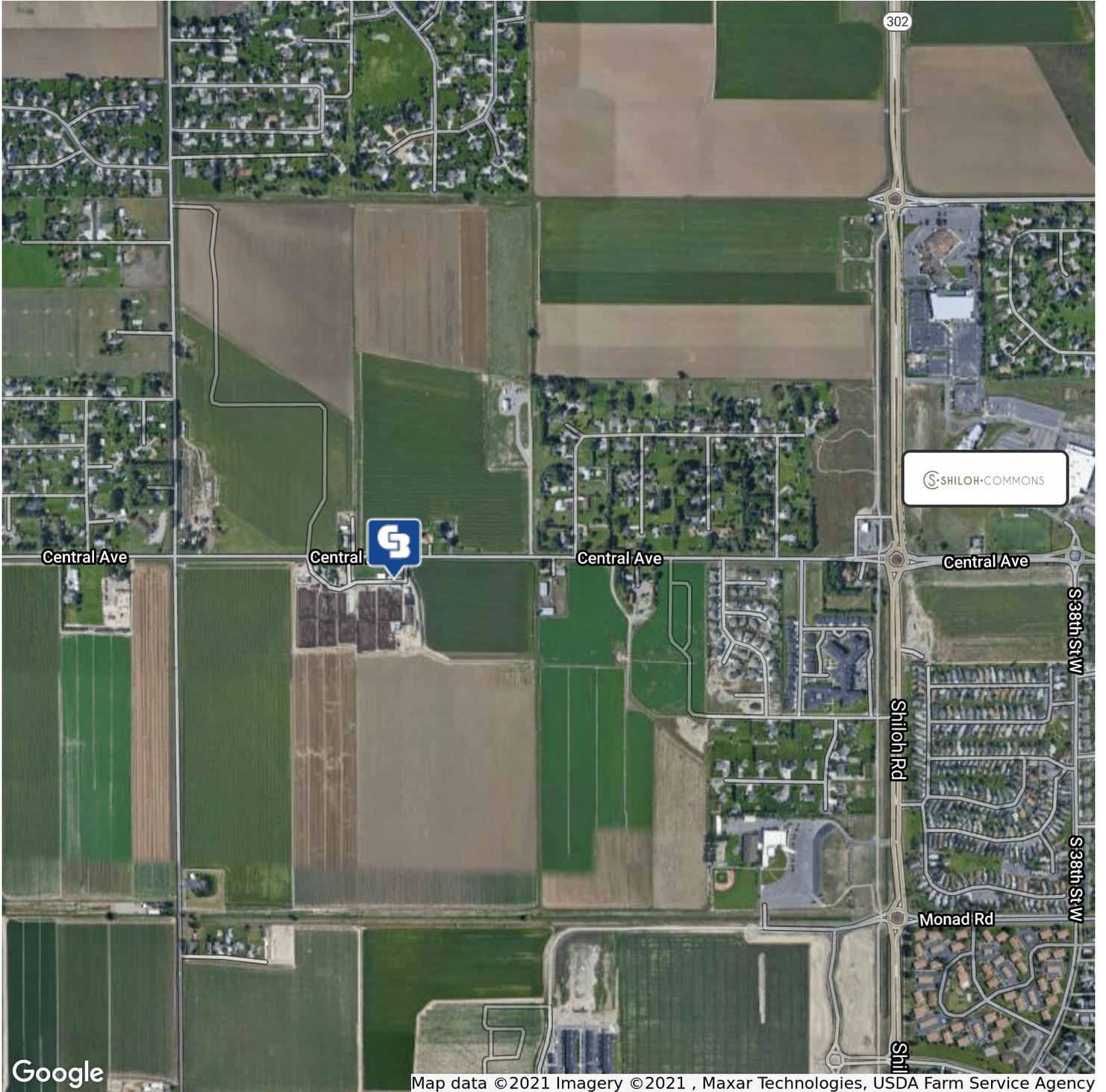
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