

# SALE

**4513 KING AVE E**

Billings, MT 59101



**SALE PRICE**            \$799,000 - \$1,598,000

**SIZE**                    1.83 - 3.67 AC

**Nathan Matelich, CCIM**

(406) 781-6889

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Sale Price  
Reduced

**\$799,000 -  
\$1,598,000**

### OFFERING SUMMARY

Lot Size:	1.83 - 3.67 Acres
Price / SF:	\$10.00
Zoning:	CMU1

### PROPERTY OVERVIEW

PRICE REDUCED!

- All City Services Available
- 15,000+ Cars Per Day Traffic Count
- Lighted Intersection
- Level Topography
- Excellent Retail Exposure in the Cabela's/Sam's Club Power Retail Center Subdivision
- Adjacent businesses include Cabela's, Sam's Club, Wendy's, McDonalds, Dominos, Taco Bell, Taco John's, Burger King & My Place Hotel

NOTE: There is a small 1958 house located on the 4513 King Ave E property.

### LOCATION OVERVIEW

4513 King Ave E is prime retail land available for sale in the Sam's Club/Cabela's power retail center subdivision. Located immediately across from Cabela's, this piece of land makes for a great retail development opportunity or an owner/user who could benefit from the attractive CMU1 Zoning & high traffic counts. You know that you have chosen the right location when you see Wendy's, Dominos and Taco John build new locations right across the street within the last 12 months.

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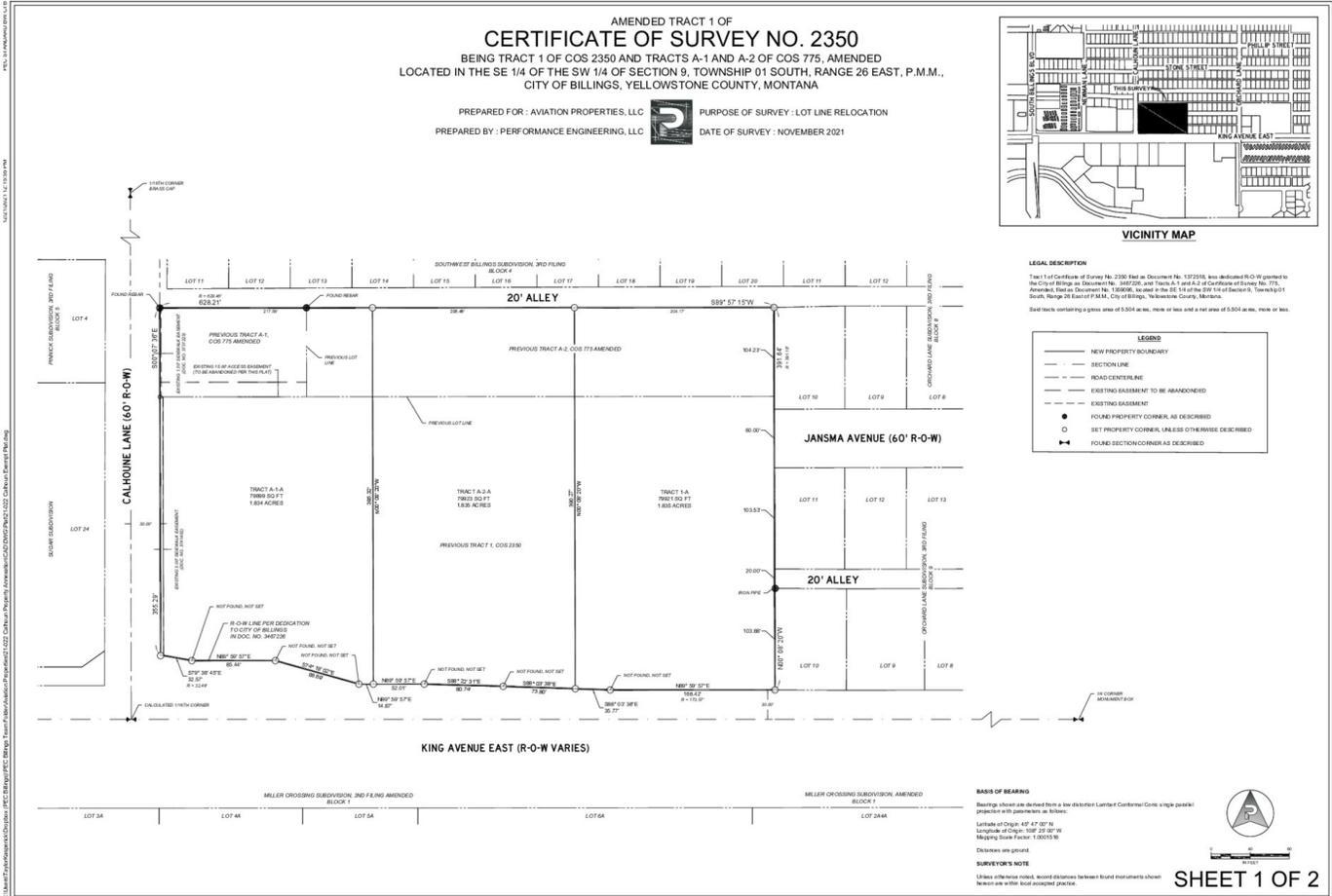


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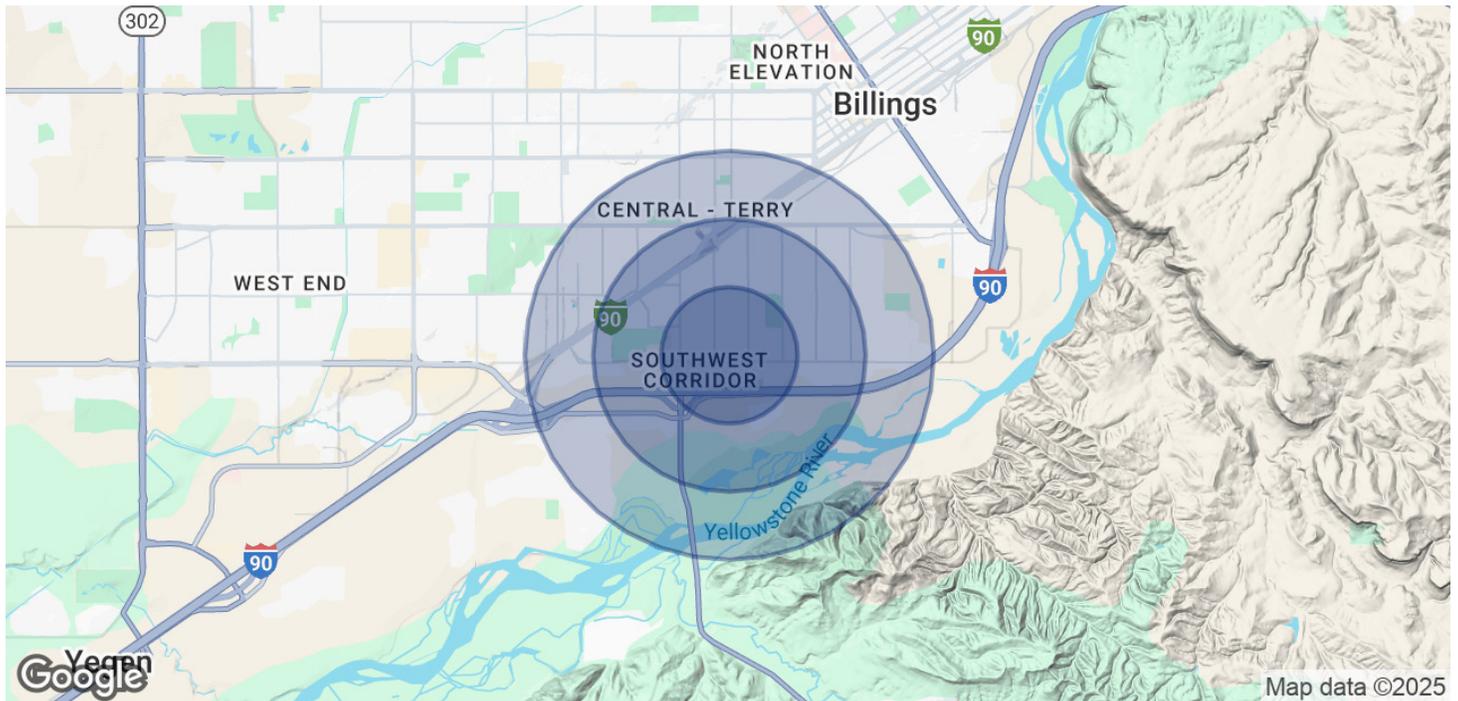


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,611	6,284	14,140
Average Age	39	38	38
Average Age (Male)	39	37	37
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,024	2,461	5,830
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$66,511	\$61,854	\$61,603
Average House Value	\$279,242	\$279,602	\$271,347

\* Demographic data derived from 2020 ACS - US Census

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