

# SALE

## 4330 KING AVENUE WEST

4330 King Avenue West Billings, MT 59106



**SALE PRICE**

\$1,299,217

**Nathan Matelich, CCIM**  
406 781 6889



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

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### OFFERING SUMMARY

Sale Price:	\$1,299,217
Lot Size:	1.711 Acres
Price / Acre:	\$759,332
Zoning:	CMU1-Corridor Mixed Use 1

### PROPERTY OVERVIEW

- \*1.711 Acres of Land
- \*For Sale \$1,299,217 (Tax Assessed Value)
- \*Zoned CMU1
- \*All City Services Available
- \*Level Topography
- \*Well Has Been Drilled, Installation Needed
- \*High Traffic Counts on King Ave W

### LOCATION OVERVIEW

4330 King Ave W is an ideal retail or healthcare development tract of land adjacent to St Vincent Healthcare Subdivision. With frontage along busy King Ave W and a stones throw from Shiloh Crossing & 1,000 apartments, this shovel ready tract of west end land is a perfect location for local and national tenants alike looking to build in the most sought after retail epicenter in Billings. Adjacent businesses include REI, Bravera Bank, Verizon, Jimmy Johns, Kia of Billings, GMC of Billings, Kohl's, First Interstate Bank, McDonalds, Five Guys and more!

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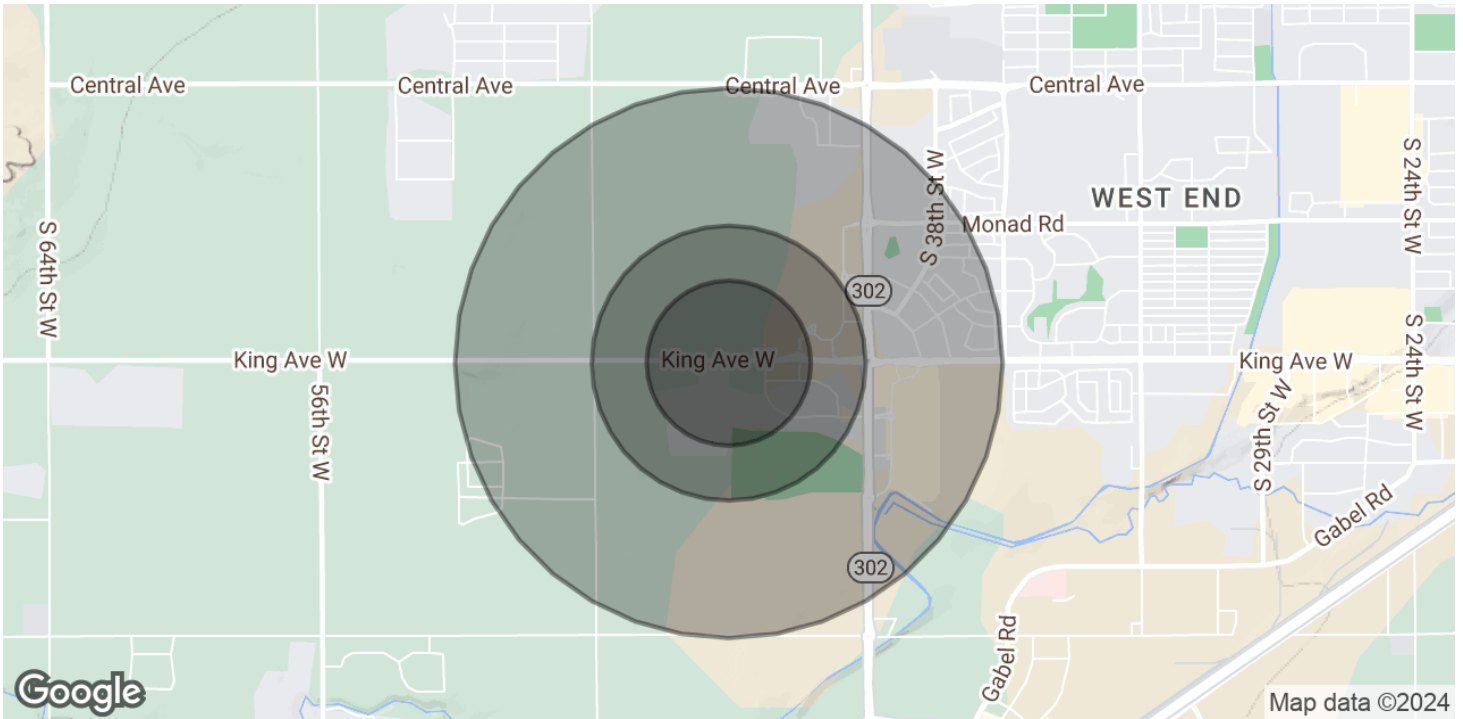
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	143	578	3,968
Average Age	41	41	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	63	255	1,796
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$137,346	\$137,837	\$109,084
Average House Value	\$631,816	\$631,386	\$499,240

Demographics data derived from AlphaMap

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