

# SALE

**3605 GRAND AVE**

Billings, MT 59102



**SALE PRICE**

**\$2,595,000**



**CLICK TO VIEW VIDEO**

**George Warmer, CCIM**

(406) 855-8946

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# SALE

## 3605 GRAND AVE

Billings, MT 59102



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VIDEO

### PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at 3605 Grand Ave, Billings, MT, 59102. This NX3 zoned property offers tremendous potential for land or multifamily development in the thriving Billings area. Boasting a strategic location and desirable zoning, this property presents an excellent opportunity for investors seeking to capitalize on the increasing demand for multifamily projects in the region. Don't miss out on this exceptional opportunity to secure a valuable piece of real estate in the heart of Billings.

### PROPERTY HIGHLIGHTS

- Prime Multifamily Development Site
- Sale Price \$2,595,000
- Approximately 5 Acres
- Zoning: NX3 (Allows Up To 4 Stories)
- Can accommodate Up to 144 Units
- Adjacent To City Services

### OFFERING SUMMARY

Sale Price:	\$2,595,000
Lot Size:	217,800 SF
Price / SF:	\$11.91
Zoning:	NX3

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3605 Grand Ave Billings, MT 59102

## PROPERTY SUMMARY

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### **Property Overview:**

- Multi-family development land in growing area of Billings, Montana.
- Approx. 5-acre lot in prime location, close to various amenities including parks, schools, medical services, and retail.
- Surrounded by existing, new, and expanding single-family developments.

### **Adjacent Projects:**

- Trails West: Over 200 homes planned to the east.
- The Nines Project: Over 100 lots with villas, single-family, and luxury homes.
- Zimmerman Luxury Apartments: 320 units, built in 2023

### **Convenient Access:**

- Easy access to major thoroughfares - Grand Avenue & Shiloh Road.
- Direct route to Interstate 90 Exit 443 for enhanced connectivity.

### **Zoning and Development Potential:**

- Recent NX3 zoning allows for approximately 156 multi-family units.
- Approved Entitlements 144 multi-family units.
- On-site, off-street parking with dedicated areas for each residence.

### **Rapid Growth in Billings:**

- Billings experiencing significant growth and a robust economy.
- Largest city in Montana - Billings MSA Population 184,167.
- Recognized as a starting point for business growth, development, and family living.



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# PHOTOS

3605 GRAND AVE

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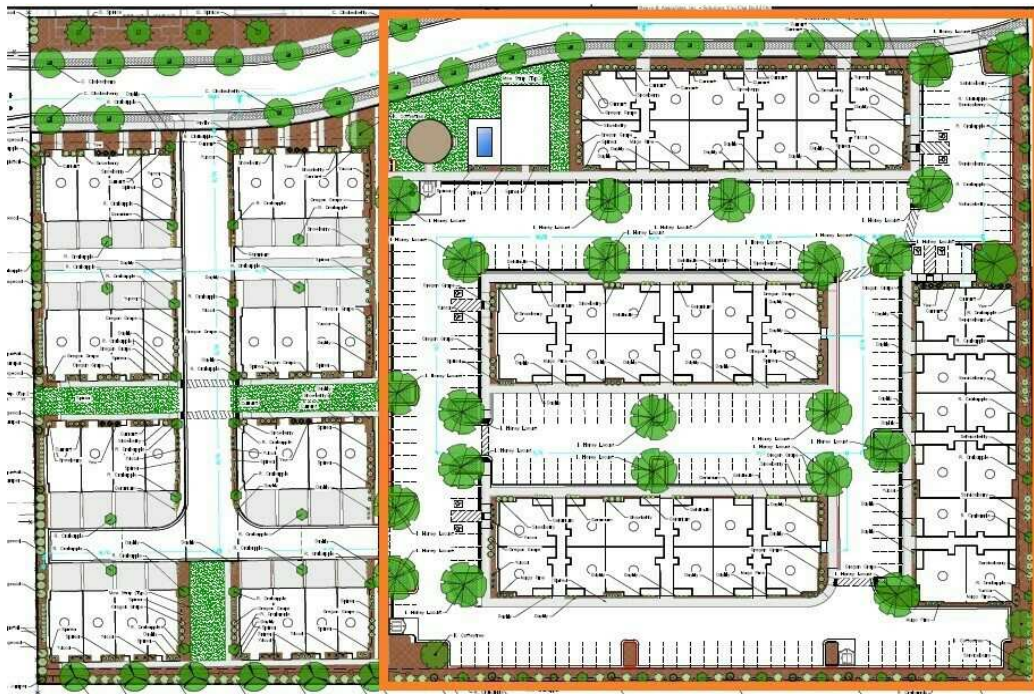
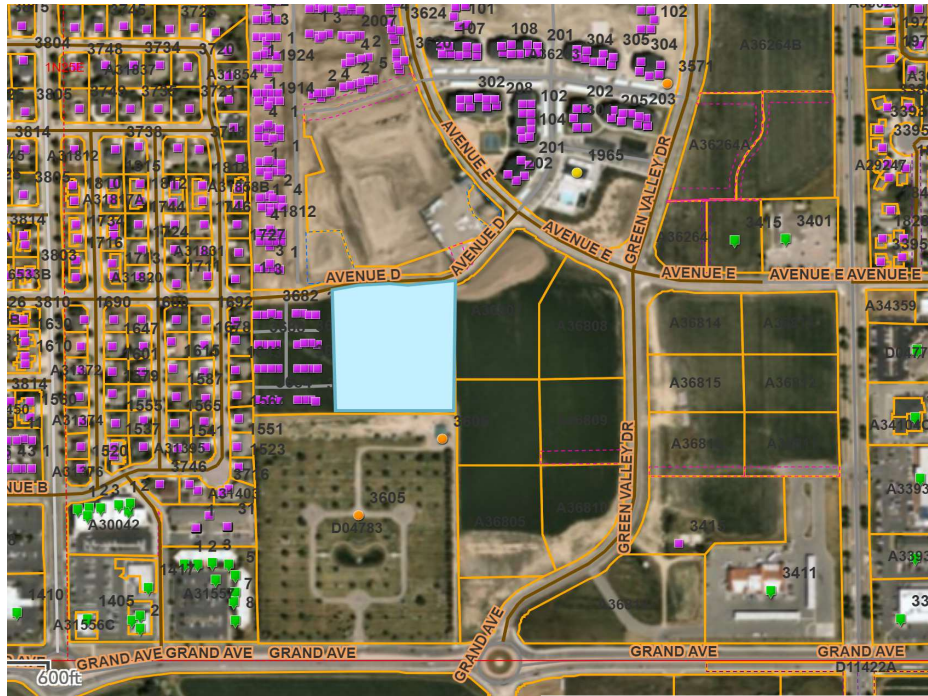
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# MAP IMAGES

3605 GRAND AVE

Billings, MT 59102



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# SALE

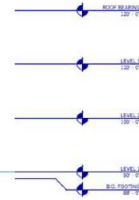
**3605 GRAND AVE**  
3605 Grand Ave Billings, MT 59102



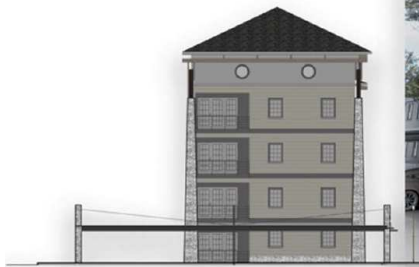
APARTMENT PERSPECTIVE



APARTMENT SIDE ELEVATION  
1/8" = 1'-0"



CONDOMINIUM / VIEW 1



CONDOMINIUM / VIEW 2



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# MAP

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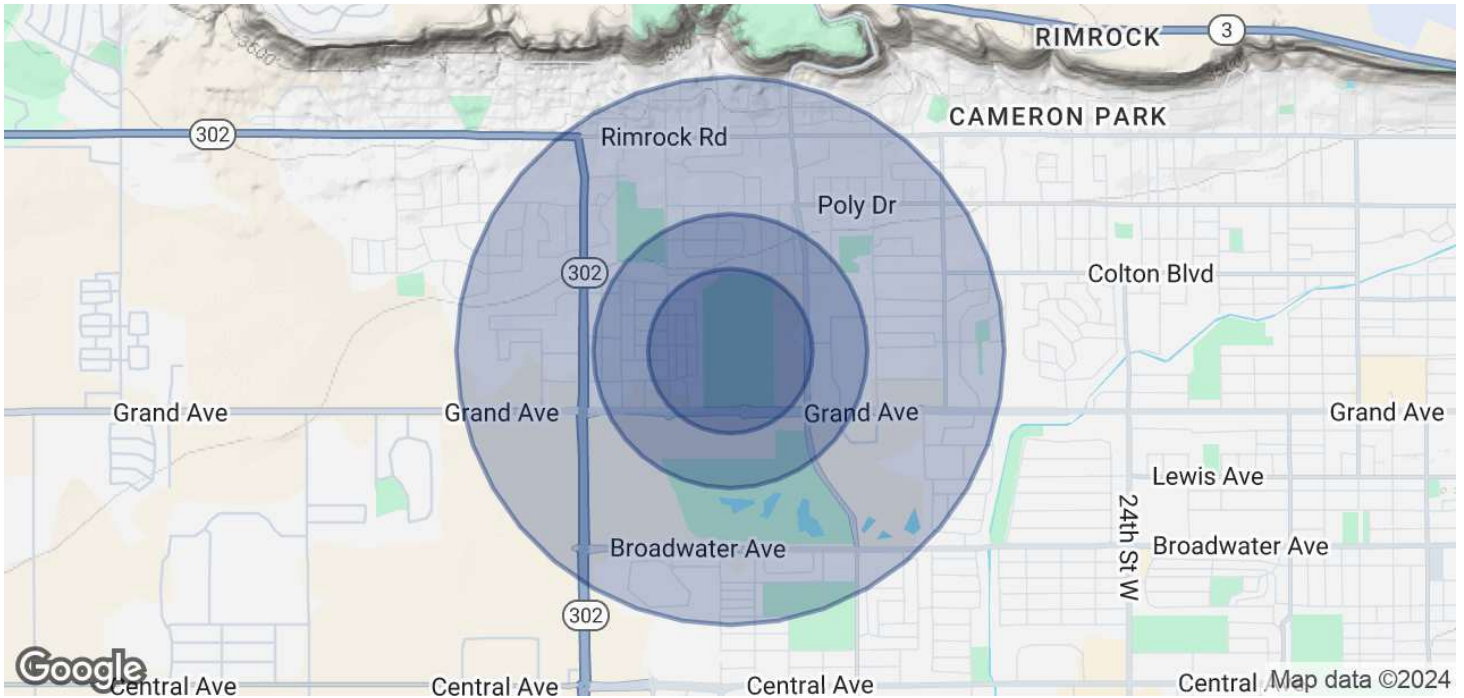
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# DEMOGRAPHICS

3605 GRAND AVE

Billings, MT 59102



	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	278	1,965	9,459
Average Age	49	51	47
Average Age (Male)	45	46	44
Average Age (Female)	53	54	49
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	117	862	4,016
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$110,447	\$100,864	\$117,291
Average House Value	\$513,417	\$470,876	\$479,663

Demographics data derived from AlphaMap

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## GEORGE WARMER, CCIM

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MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations. Board Member: Big Sky Economic Development Association Board Member: City of Billings Board of Adjustments Member: CCIM, Active Member of West End Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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