

SALE

2800 60TH ST W

2800 60th St W Billings , MT 59102



SALE PRICE

\$1,100,000



CLICK TO VIEW VIDEO

Mike Bruschwein

(406) 697-6176

mike@cbcmontana.com

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PROPERTY DESCRIPTION

Whether you're a seasoned developer seeking your next project or an investor looking to capitalize on a promising venture, this land offers limitless possibilities. Don't miss out on this chance to shape the future of the thriving Billings Westend. For inquiries about the property, please contact Mike Bruschwein 406-697-6176, mike@cbcmontana.com.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	9.23 Acres

VIDEO

PROPERTY HIGHLIGHTS

- Price: \$1,100,000
- Size: Approximately 9.23 acres of land.
- Potential: Ideal for residential, multifamily, or mixed-use commercial development.
- Location: Strategically positioned in a high-demand area, offering convenience and accessibility.
- Investment Value: With the demand for housing and commercial spaces, this property presents a lucrative investment opportunity.
- Infrastructure: Close proximity to city services. City water and sewer are in Rimrock Rd. on the north side of the property.

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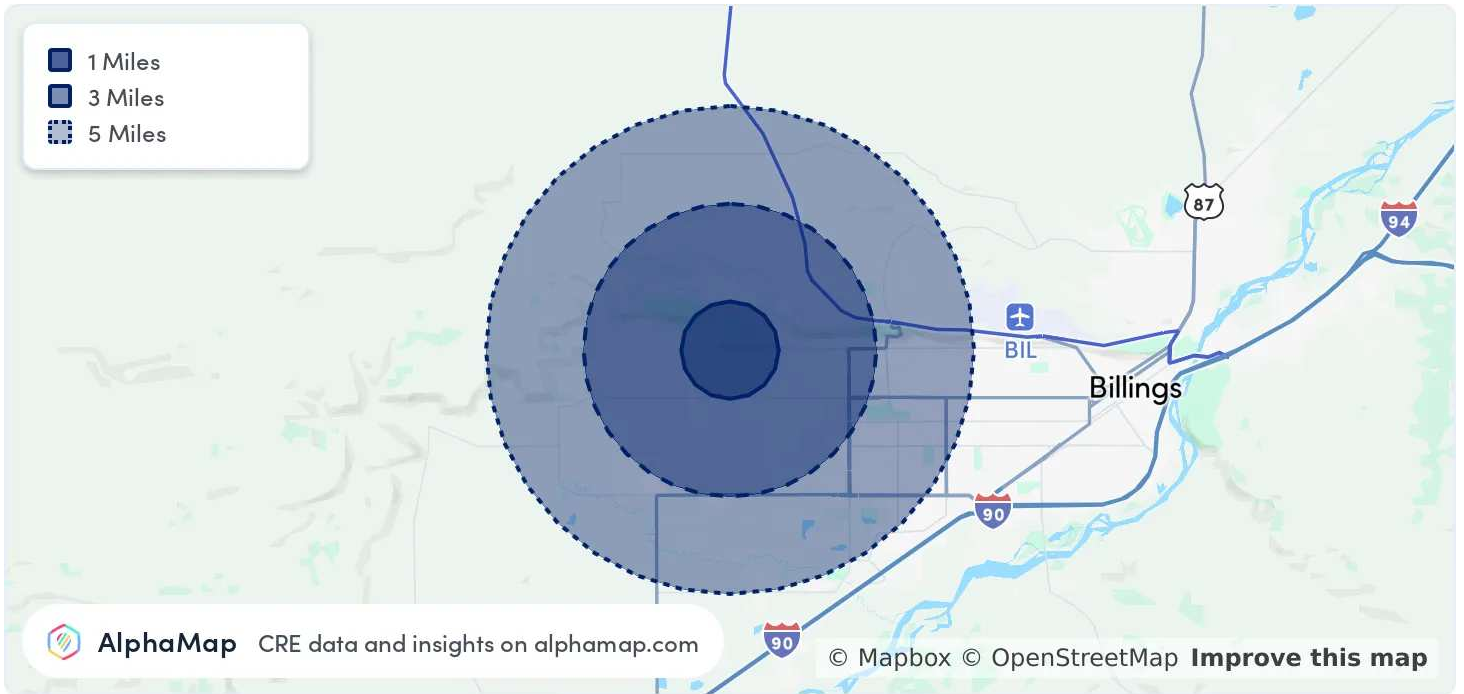


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,492	20,728	55,635
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,024	8,050	23,242
Persons per HH	2.4	2.6	2.4
Average HH Income	\$140,986	\$150,219	\$117,958
Average House Value	\$643,910	\$610,777	\$488,268
Per Capita Income	\$58,744	\$57,776	\$49,149

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MIKE BRUSCHWEIN

Comm Sales Associate

mike@cbcmontana.com

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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