

SALE

2360 GRANT RD

2360 Grant Rd Billings, MT 59102



SALE PRICE

\$895,000

LOT SIZE

62,026 SF

Ben Linkenhoker

(406) 369-0815

ben@cbcmontana.com

George Warmer, CCIM

(406) 855-8946

george@cbcmontana.com

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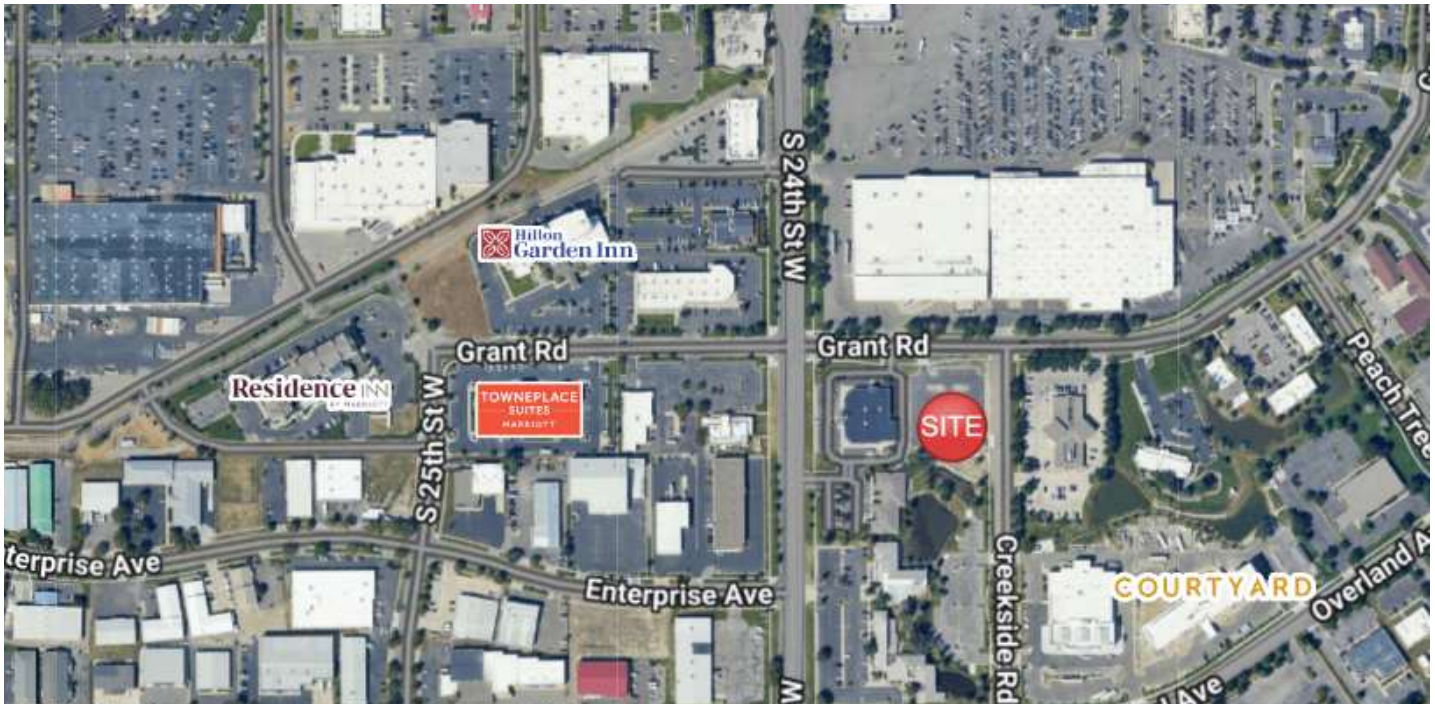


**COLDWELL BANKER
COMMERCIAL**
CBS

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PROPERTY HIGHLIGHTS

- 1.42 Acre property
- ~39,000 sq-ft of paved, striped, and curbed parking lot with drainage
- Landscaping with water features
- Walking distance to major retail centers
- Convenient access to I-90 and central Billings amenities
- Power on site
- Vehicle approach's onto Grant Rd and Creekside Rd
- Zoned CMU-2 (Corridor Mixed Use) – allows for flexible development options
- All in with improvements, only \$14.43/sqft

LOCATION DESCRIPTION

Perfect location for a new building with substantial existing improvements. 1.42 Acre corner lot on Grant Rd and Creekside Rd. Just off 24th and Gabel with beautiful landscaping, ~39,000sf paved, striped, and lighted parking lot, curbs, gutters, sidewalks, sprinklers, and power onsite, this property is ready for your building!

Great location near substantial retail corridor and walking distance from 6 hotels! Zoned flexibly at Corridor Mixed Use -2, it is walking distance to central retail area with food, big box stores, and hotels. It is only one block Heavy Commercial Zoning District with easy access to the interstate and local amenities.

OFFERING SUMMARY

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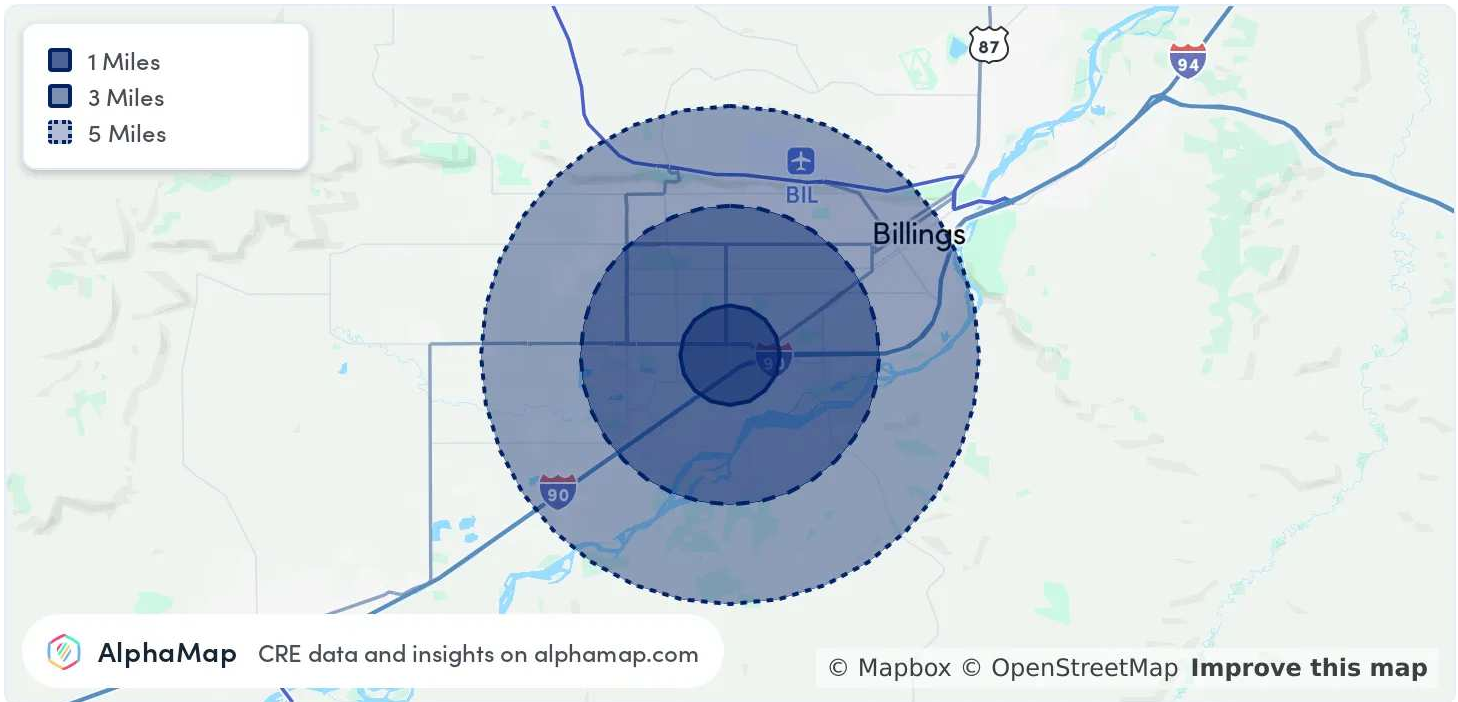


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,199	51,892	97,282
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,383	22,947	41,916
Persons per HH	2.3	2.3	2.3
Average HH Income	\$72,251	\$84,598	\$95,852
Average House Value	\$286,513	\$360,982	\$412,377
Per Capita Income	\$31,413	\$36,781	\$41,674

Map and demographics data derived from AlphaMap

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BEN LINKENHOKER

Comm Sales Associate

ben@cbcmontana.com

Direct: (406) 369-0815 | Cell: (406) 369-0815

PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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(406) 369-0815
ben@cbcmontana.com

George Warmer, CCIM
(406) 855-8946
george@cbcmontana.com



**COLDWELL BANKER
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BROKER BIO

2360 GRANT RD

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner 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

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of West End Rotary

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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