



FOR SALE:

\$699,000

PRIME WEST END DEVELOPMENT LAND

38,202 SQ FT

ZONING NO - NEIGHBORHOOD OFFICE

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



FOR SALE:

**ZIMMERMAN LOT, BLOCK 2, LOT 1
BILLINGS, MT 59106**

- **Total Lot:**

- 38,202 Sqft lot
- **Zoning: NO - Neighborhood Office**

- **Key Features:**

- **Adjacent to Children's Clinic and Bighorn Surgery Center - Billings' newest ambulatory surgical center.**
- **Prime Access from Zimmerman Trail**
- **Surrounded by multi-family neighborhoods**
- **Neighbor to retailers, medical, and business offices**
- **Growing area of Billings**

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM

DEMOGRAPHICS

More than 9,789 residents

4,261 households within a mile of
the property.

\$96,576 average household income

Average household size of 2.4



DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



Colton Boulevard

NAI Properties

55 and older
community

Zimmerman Luxury
Apartments, 320 units

Bighorn Surgery Center

Children's Clinic

Aurora Apartments,
156 units

Subject Property

Harvest Time Lane

Spring

Valley Drive

Zimmerman Trail

Avenue E

Avenue D

Charlotte Drive

Tiburon Lane

Norwood Lane

Province Lane

Golden Bo



NEARBY RETAILERS

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



PROPERTY PHOTOS

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



DISCLAIMER

Coldwell Banker Commercial CBS (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial and title information may be made available upon request following the execution of a non-disclosure agreement or mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Purchaser must make its own investigation of the Property and any existing or available financing.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.



DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM