

# SALE

## 2255 OVERLAND AVE

2255 Overland Ave Billings, MT 59102



**SALE PRICE** \$5,810,000

**BUILDING SIZE:** 30,538 SF

[CLICK TO VIEW VIDEO](#)

**George Warmer, CCIM**  
(406) 855-8946

**Ben Linkenhoker**  
(406) 369-0815

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### VIDEO

### 360° VIRTUAL TOUR

#### PARKING & ADDITIONAL ASSETS:

The sale includes the neighboring 1.74-acre parcel with approximately 33,000 square feet of meticulously developed paved parking. This turnkey lot comes with professional landscaping, lighting, water features, and underground sprinklers, providing more than enough parking for event center requirements.

An added benefit is the adjacent Marriott Courtyard, which built a large kitchen specifically to serve this property. This kitchen could potentially be leased back to service the event center, providing an immediate, high-quality catering solution. The sale also includes substantial unused construction materials (list available with signed NDA).

#### OFFERING SUMMARY

Sale Price:	\$5,810,000
Lot Size:	127,082 SF
Building Size:	30,538 SF

#### LOCATION DESCRIPTION

The Main Building: A Grand Vision Awaits Completion The 30,538-square-foot building at 2255 Overland Ave has a versatile history, originally serving as a movie theater before being remodeled into office space. It was most recently in the process of being transformed into a state-of-the-art convention center, a project that added a Grand Ballroom and extensive build-out. This partial construction offers a significant head start for a new owner, saving on costs while providing a flexible layout for a variety of uses. The building is equipped with modern infrastructure, including a state-of-the-art HVAC system, a comprehensive security system with keyless entry, and numerous bathrooms. The existing floor plan features multiple conference rooms, break-out rooms, and several private offices, making it highly adaptable. A warming kitchen is also part of the layout to support catering needs.

#### PROPERTY HIGHLIGHTS

- Strategic & Highly Visible: Located in a bustling commercial corridor on Overland Avenue, ensuring maximum exposure.
- Walkable Proximity: Within short walking distance of 8 hotels, making it ideal for out-of-town guests and events.
- Growth Area: Benefit from Billings' continued economic growth and commercial development.

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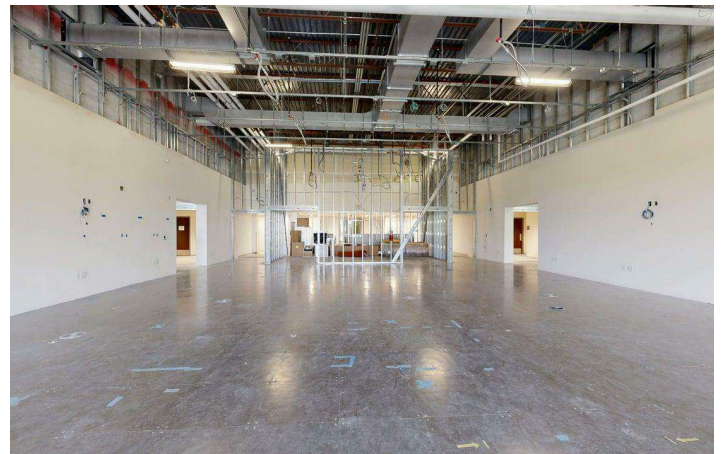
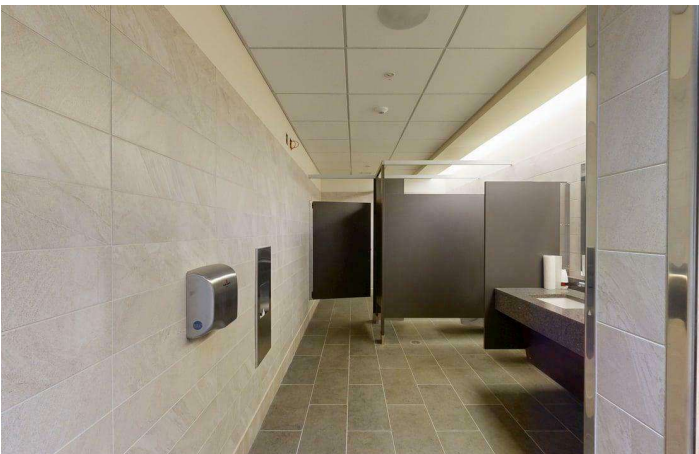
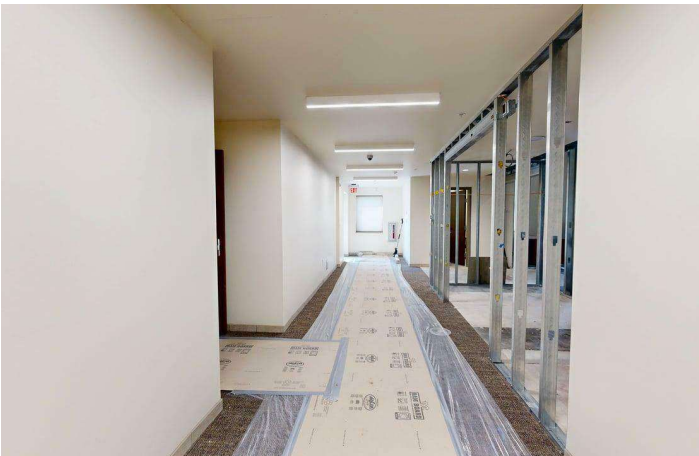


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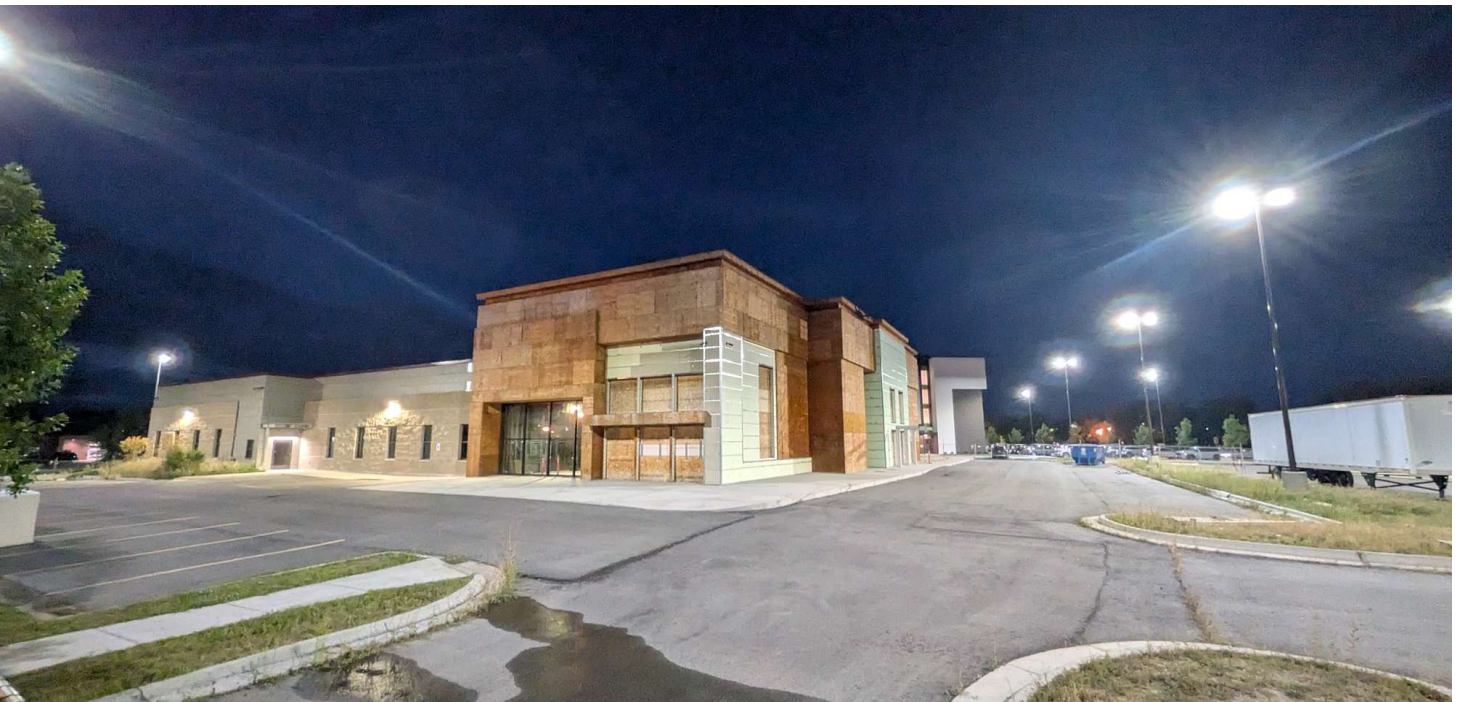


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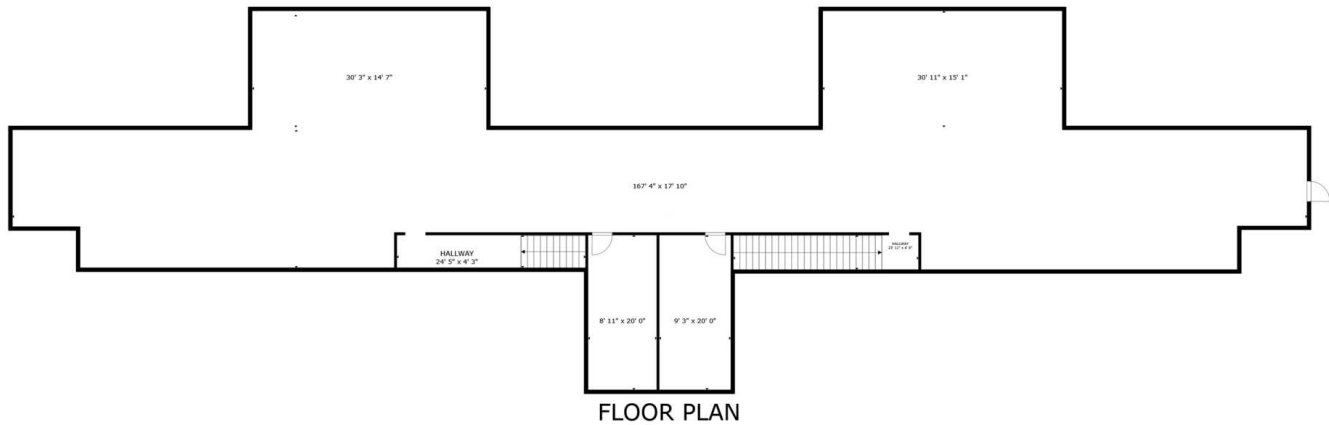
GROSS INTERNAL AREA  
FLOOR 1 21,036 sq.ft. FLOOR 2 3,401 sq.ft.  
TOTAL : 24,438 sq.ft.

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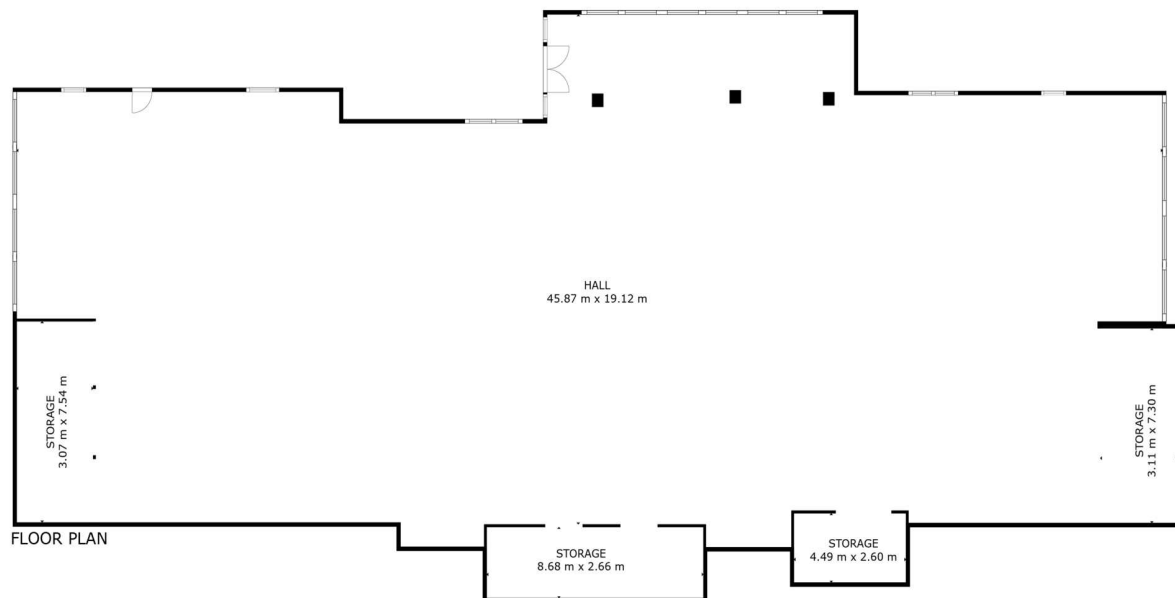
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## Upper Level



## Front Addition

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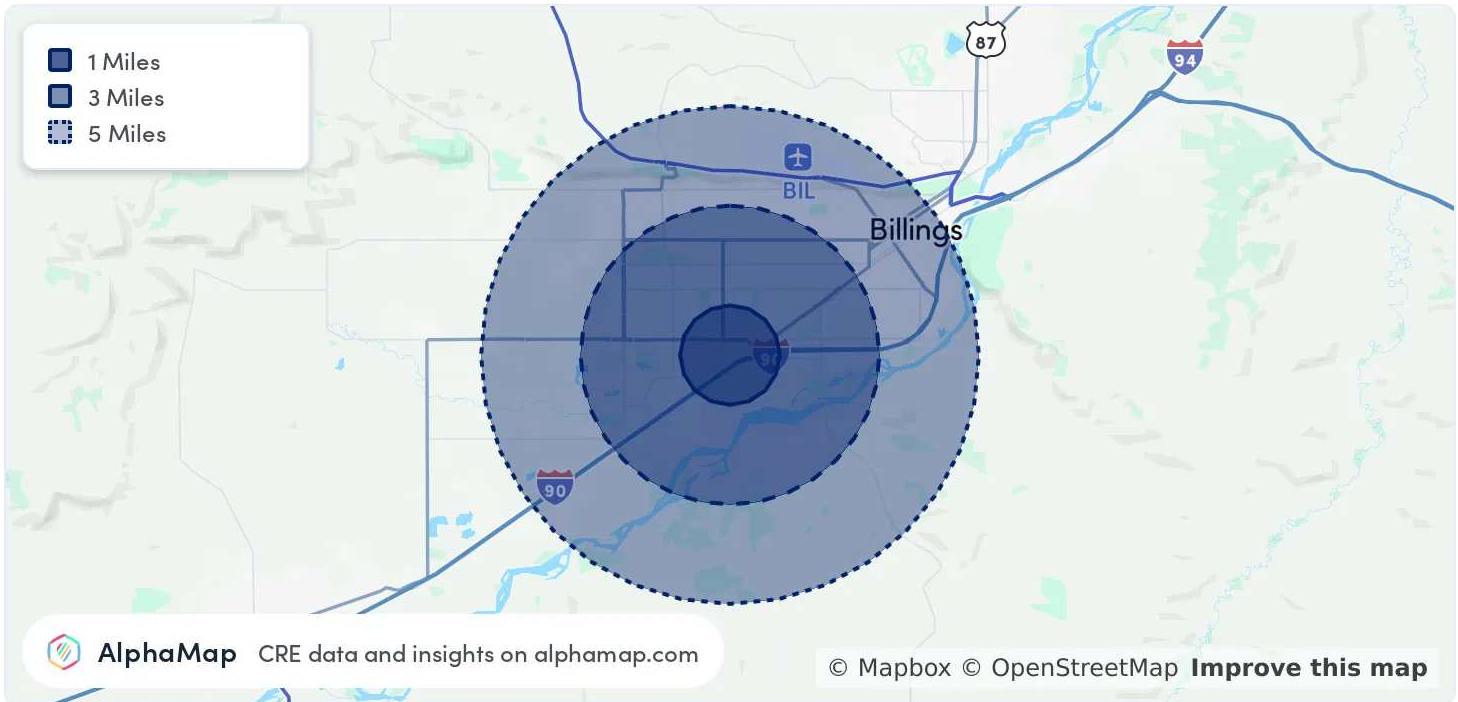


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,784	51,599	97,344
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	1,223	22,825	41,939
Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,515	\$84,175	\$95,848
Average House Value	\$276,793	\$359,512	\$412,456
Per Capita Income	\$30,658	\$36,597	\$41,673

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.

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# BROKER BIO

2255 OVERLAND AVE

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

## RECOGNITION

2024 Halter Case Award Recipient  
Top 2% Producer, Platinum Circle of Distinction

## 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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