

SALE

2658 GRAND AVE

Billings, MT 59102



SALE PRICE	\$3,100,000
REAL ESTATE	\$2,100,000
LIQUOR LICENSE	\$1,000,000

George Warmer, CCIM
(406) 855-8946

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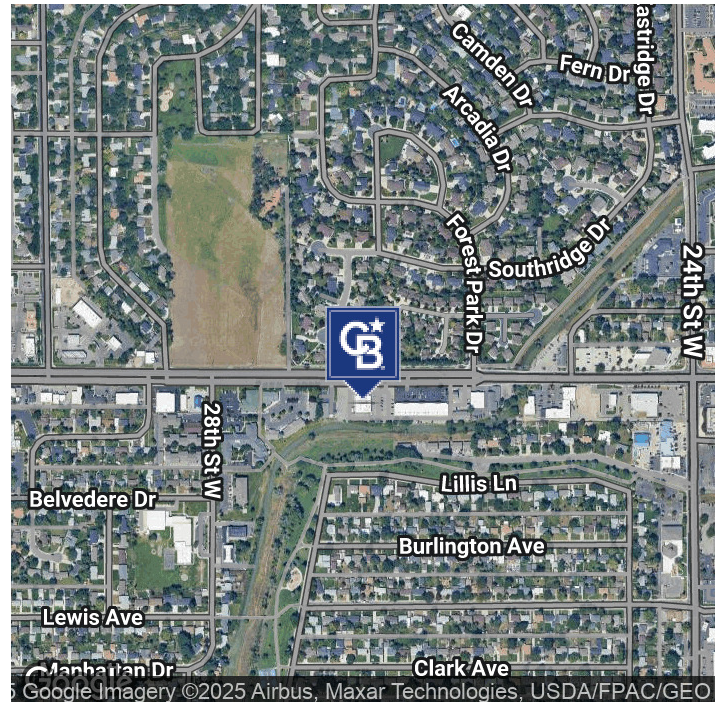


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CBS

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360° VIRTUAL TOUR

2658 GRAND AVE, BILLINGS MT FORMER LUCKY DIAMOND CASINO & CRAFT B&B

Real Estate & All-Beverage License Package

Real Estate: \$2,100,000

All-Beverage Liquor License: \$1,000,000

An outstanding bar-restaurant-casino property ideally positioned along Grand Avenue in Billings' vibrant West End.

The former Lucky Diamond Casino & Craft B & B offers a turnkey opportunity for an operator or investor seeking a premier location with both real estate and an all-beverage liquor license in place.

This site is perfectly suited for a restaurant, tavern, or entertainment concept ready to serve Billings' rapidly growing West End market.

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	50,072 SF
Building Size:	7,560 SF

PROPERTY DETAILS

Zoning: Corridor Mixed Use 1 (CMU1)

Condition: Excellent – bar, restaurant & casino areas (gaming machines not included)

Prominent signage

Mature landscaping

Abundant off-street parking

Exceptional exposure along Grand Avenue

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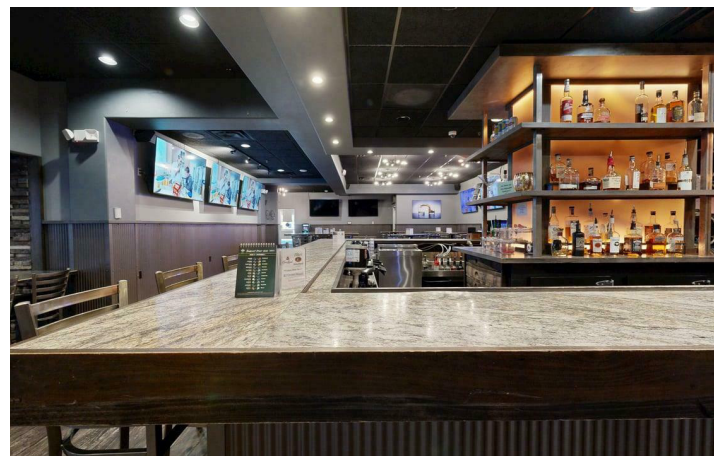
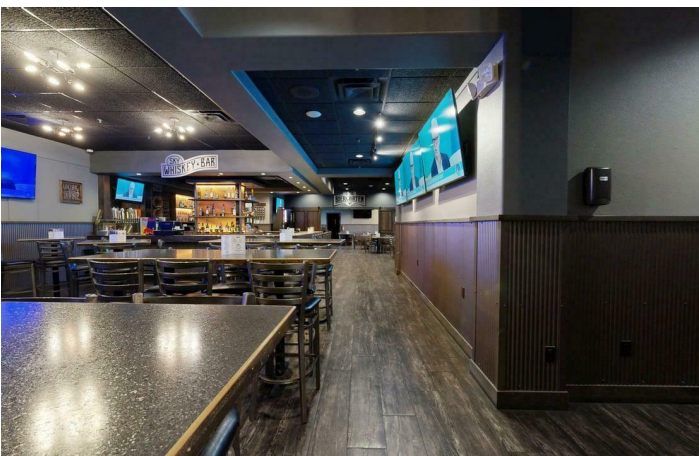
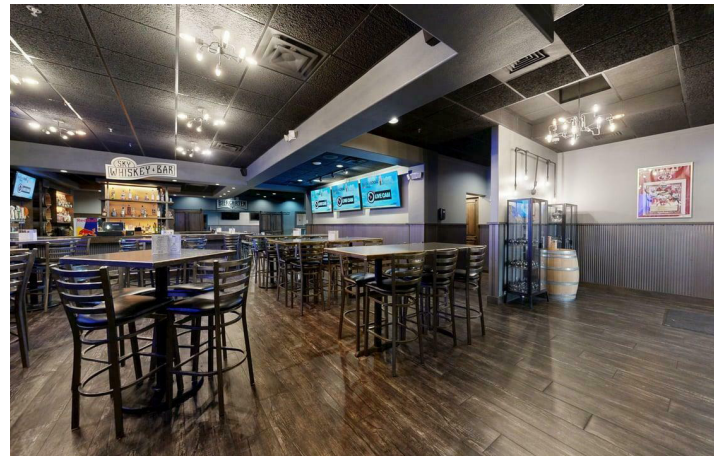


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PHOTOS

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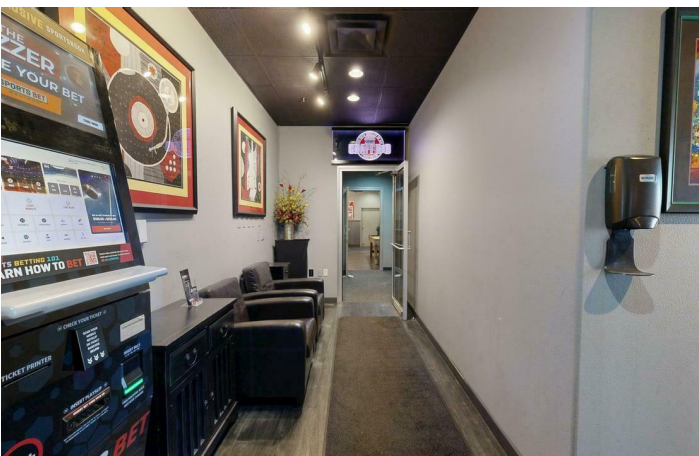
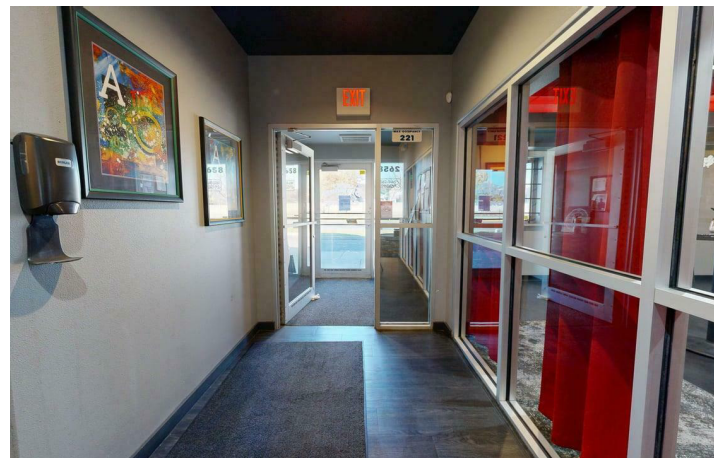
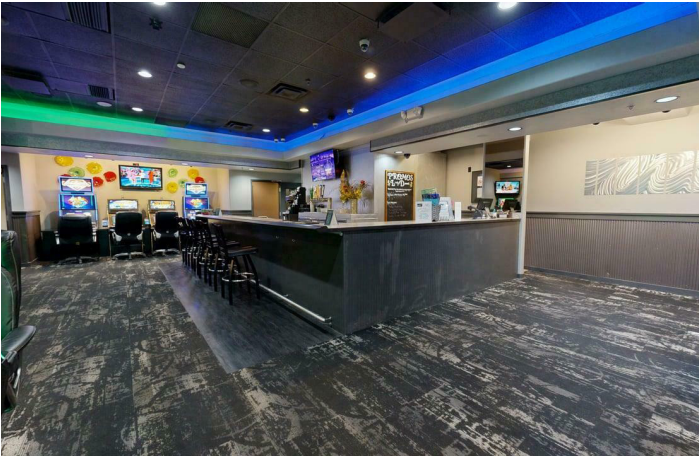


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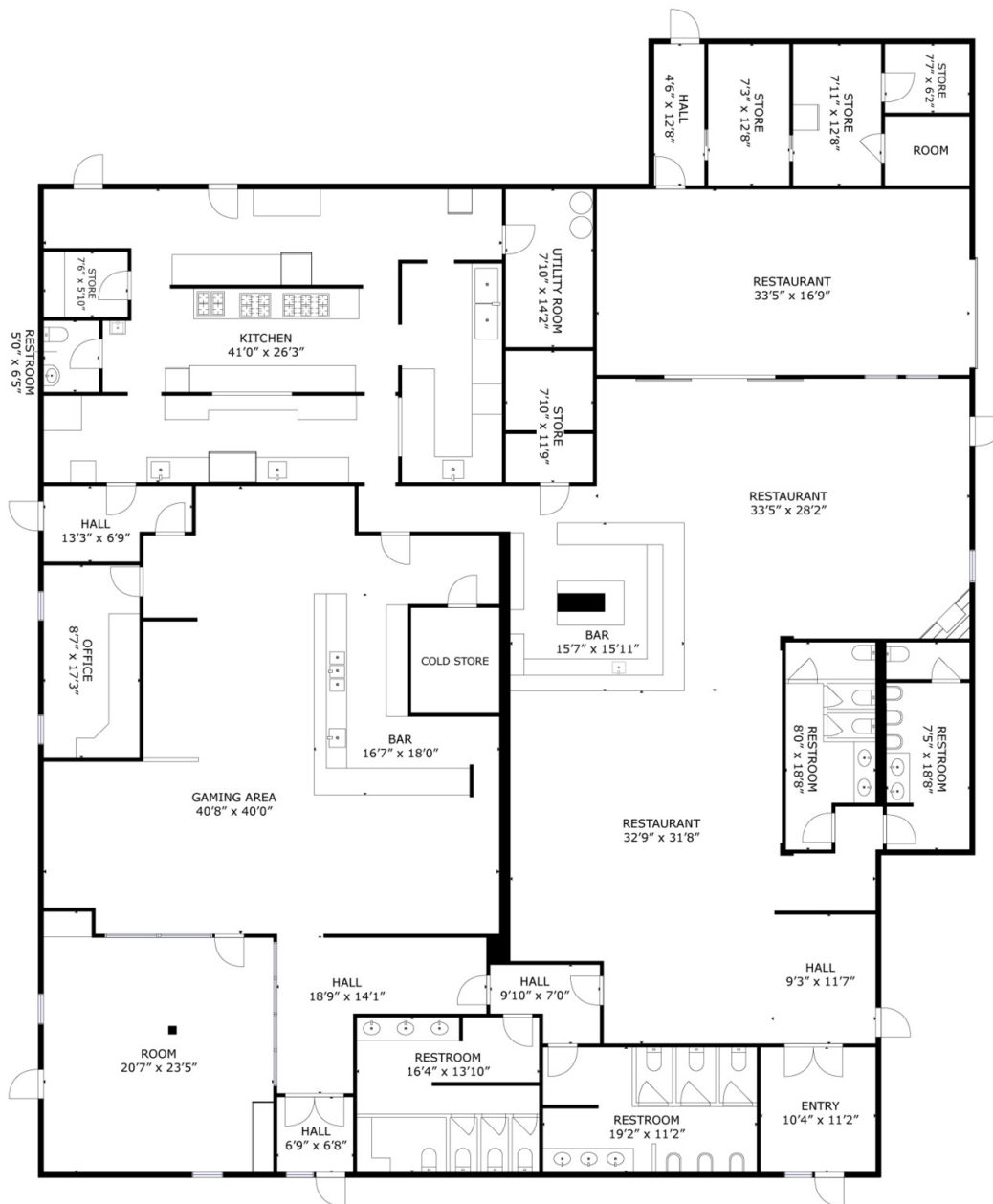


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FLOOR PLAN

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GROSS INTERNAL AREA
TOTAL: 7471 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAP

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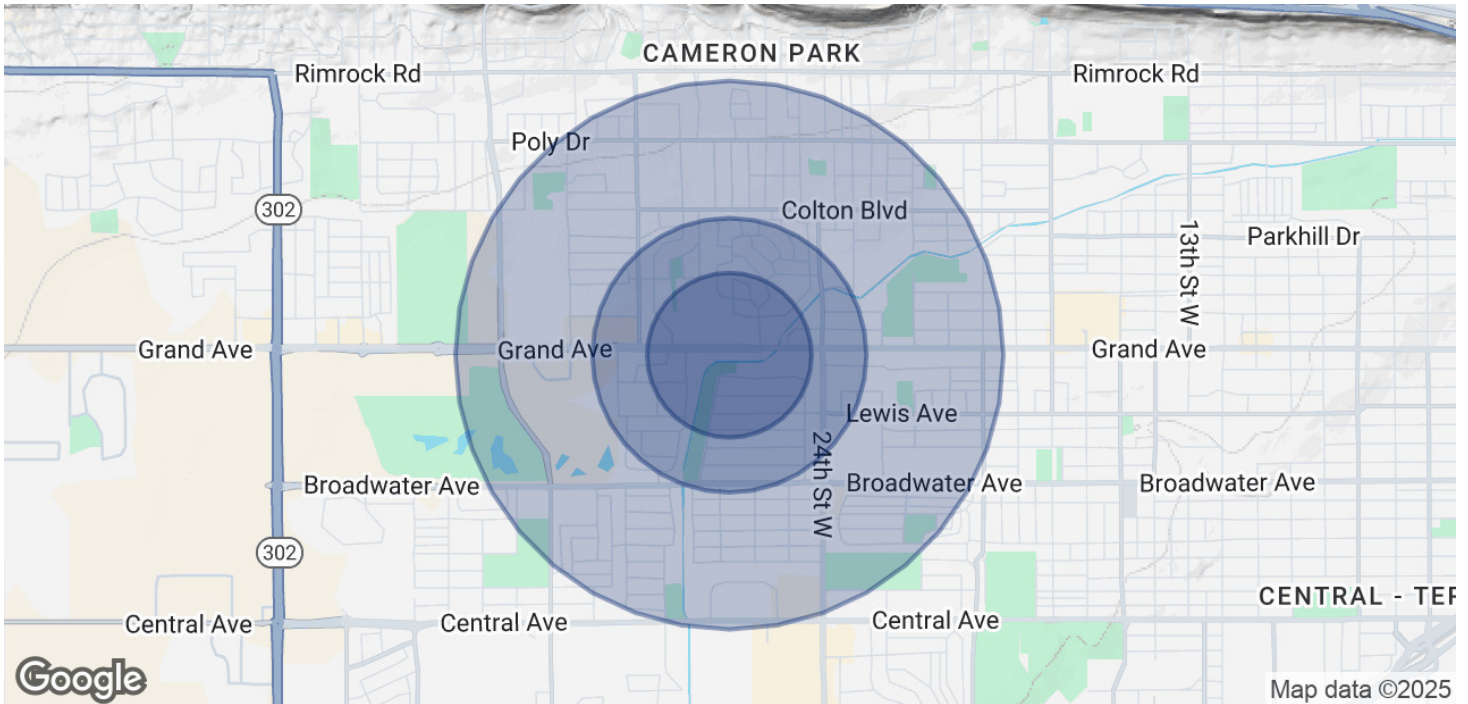


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DEMOGRAPHICS

2658 GRAND AVE

Billings, MT 59102



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	883	3,416	13,160
Average Age	44	45	44
Average Age (Male)	42	43	42
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	377	1,484	5,697
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$107,143	\$102,670	\$97,747
Average House Value	\$431,801	\$426,405	\$401,601

Demographics data derived from AlphaMap

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BROKER BIO

2658 GRAND AVE

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

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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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