

Sale

751 South 18th Street West

751 South 18th Street West Billings, MT 59102



SALE PRICE \$2,990,000

AVAILABLE SF 30,000 SF



[Click to view matterport tour](#)

Ben Linkenhoker
(406) 369-0815
ben@cbcmontana.com

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30,000 SF FLEX INDUSTRIAL FACILITY FOR SALE:

- Heated Warehouse: 16,500sf
- Renovated Retail/Office Space: 8,000sf
- Unheated Storage: 5,500sf
- Price per SF: \$99.67

OFFERING SUMMARY

Sale Price:	\$2,990,000
Lot Size:	3 Acres
Building Size:	30,000 SF

LOCATION ADVANTAGES:

- Situated just off one of the busiest roads in Montana, along S.
- 18th St W with convenient access to major Billings commercial corridors
- Central West End location with strong workforce access
- Easy connectivity to I-90 and primary transportation route
- Quick access to all of Billings and the surrounding areas

PROPERTY DESCRIPTION

Versatile industrial flex property at 751 S. 18th St. W. in Billings featuring recently renovated Class A retail/office space with approximately \$1,000,000 in improvements, combined with functional warehouse and storage space. The property will undergo a condo conversion prior to closing, offering owner-users the flexibility to purchase the space they need while potentially demising or leasing additional space for rental income. The layout provides an ideal combination of professional office, training, warehouse, inventory, equipment, and operational space for a wide range of commercial users.

IDEAL FOR:

- Distribution & logistics companies
- Contractors or supply companies
- Food & beverage operators
- Service-based industrial users
- Owner-occupants seeking combined office/warehouse functionality
- Manufacturing, machining, fabricating, storage
- Flex space users
- Destination retail businesses

This is a rare opportunity to acquire a flexible, multi-use industrial asset with built-in office and cold storage capacity in one of Billings' established commercial districts.

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INDUSTRIAL WAREHOUSE SPACE

- 3 acres paved yard, 1 acre fenced with automatic gate (\$45,000 value)
- Tilt up concrete
- Potential rail access
- Grade-level overhead door access
- Two loading docks available
- Wood beam ceiling structure
- Approximately 20' wall height with approximately 18.5' center beam clearance
- Durable concrete flooring

MODERN RETAIL/OFFICE SPACE - (APPROXIMATELY \$1,000,000 RENOVATION)

- Large open training/classroom configuration
- High ceilings with recessed LED lighting
- Flexible cubicle layout for staff
- Conference and training capabilities with projector setup
- Large break area with kitchenette
- Class A men's and women's restrooms
- Professional entry and common areas

UNHEATED STORAGE WITH BUILT-IN RACKING

A significant value-add feature of the property is the dedicated cold storage area:

- High-capacity racking system
- Weather-protected, uninsulated storage environment
- Ideal for food distribution, beverage, medical supply, or specialty storage
- Efficient aisle configuration for inventory management

Cold storage availability in this size range is limited in the Billings market, making this a strategic acquisition for logistics-driven businesses.

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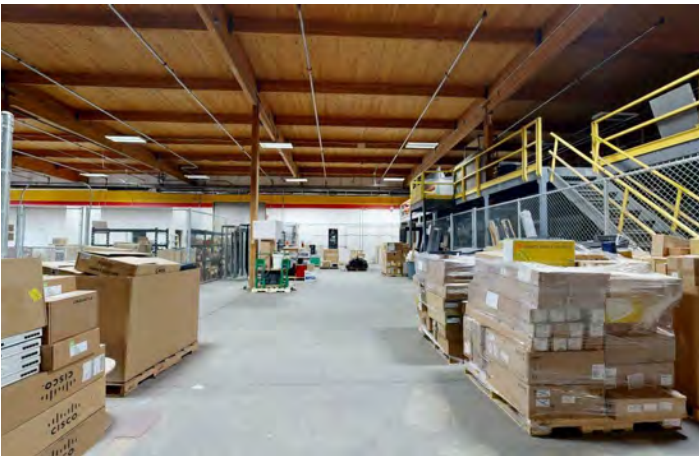
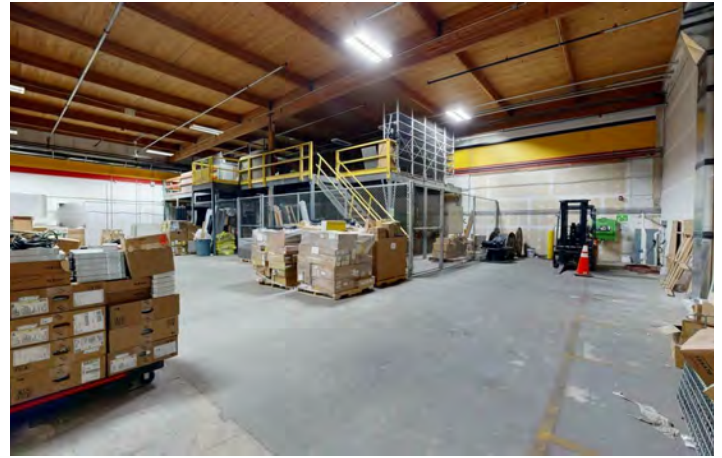
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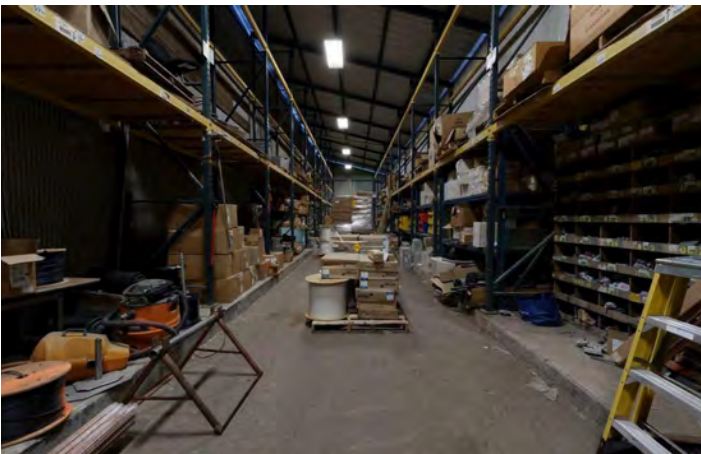
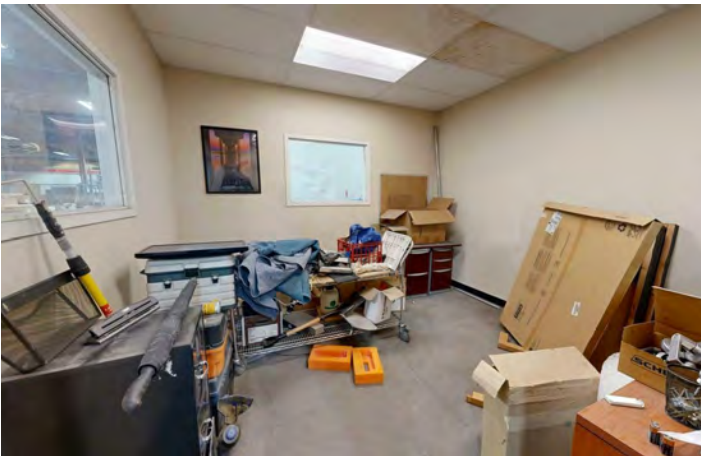


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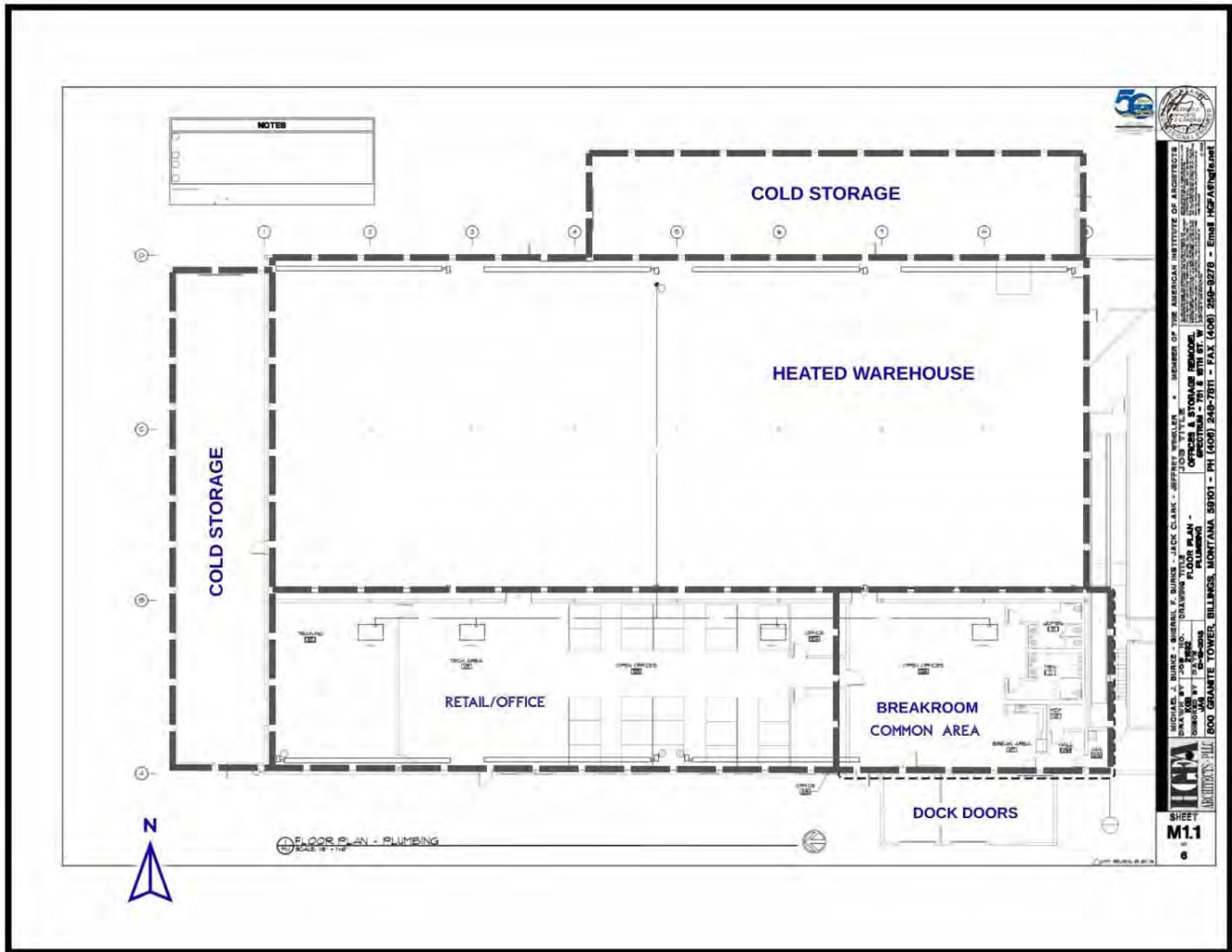


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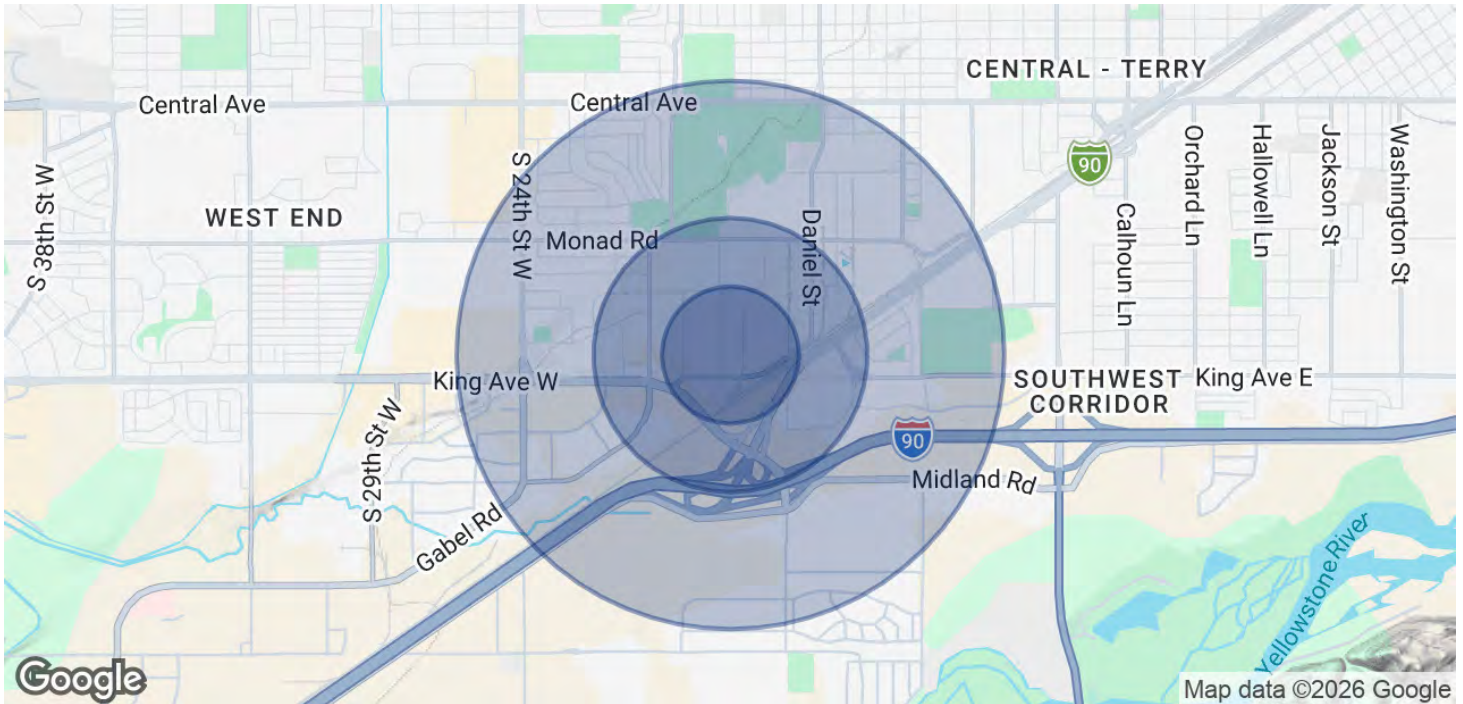


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	168	605	4,292
Average Age	38.6	37.7	35.4
Average Age (Male)	30.6	31.3	35.9
Average Age (Female)	53.6	50.4	39.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	61	229	1,661
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$80,998	\$80,949	\$75,723
Average House Value	\$309,624	\$296,118	\$265,521

2023 American Community Survey (ACS)

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BEN LINKENHOKER

Commercial Realtor

ben@cbcmontana.com

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

MT #RRE-RBS-LIC-126856

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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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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