

SALE

5635 INTERSTATE AVE

Billings, MT 59101



SALE PRICE

\$6.00 / SF



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George Warmer, SIOR, CCIM

(406) 855-8946

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VIDEO

OFFERING SUMMARY

Sale Price: \$6.00 / SF

Lot Size: 2.053 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	49	184	693
Total Population	111	408	1,580
Average HH Income	\$90,503	\$88,734	\$85,197

PROPERTY DESCRIPTION

This prime property, zoned CX-Heavy Commercial, offers an ideal location for a diverse range of land developments. Strategically positioned in the bustling Billings area, the site presents an unparalleled opportunity for investors seeking to maximize their portfolio in a thriving market. Boasting an enviable location and versatile zoning, this property is primed for success in the competitive commercial real estate landscape. Don't miss the chance to capitalize on this sought-after property and elevate your investment portfolio.

PROPERTY HIGHLIGHTS

- Land For Sale
- \$6 PSF
- 2.053 Acres
- Zoned – Heavy Commercial

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PHOTOS

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RENDERINGS

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MAP

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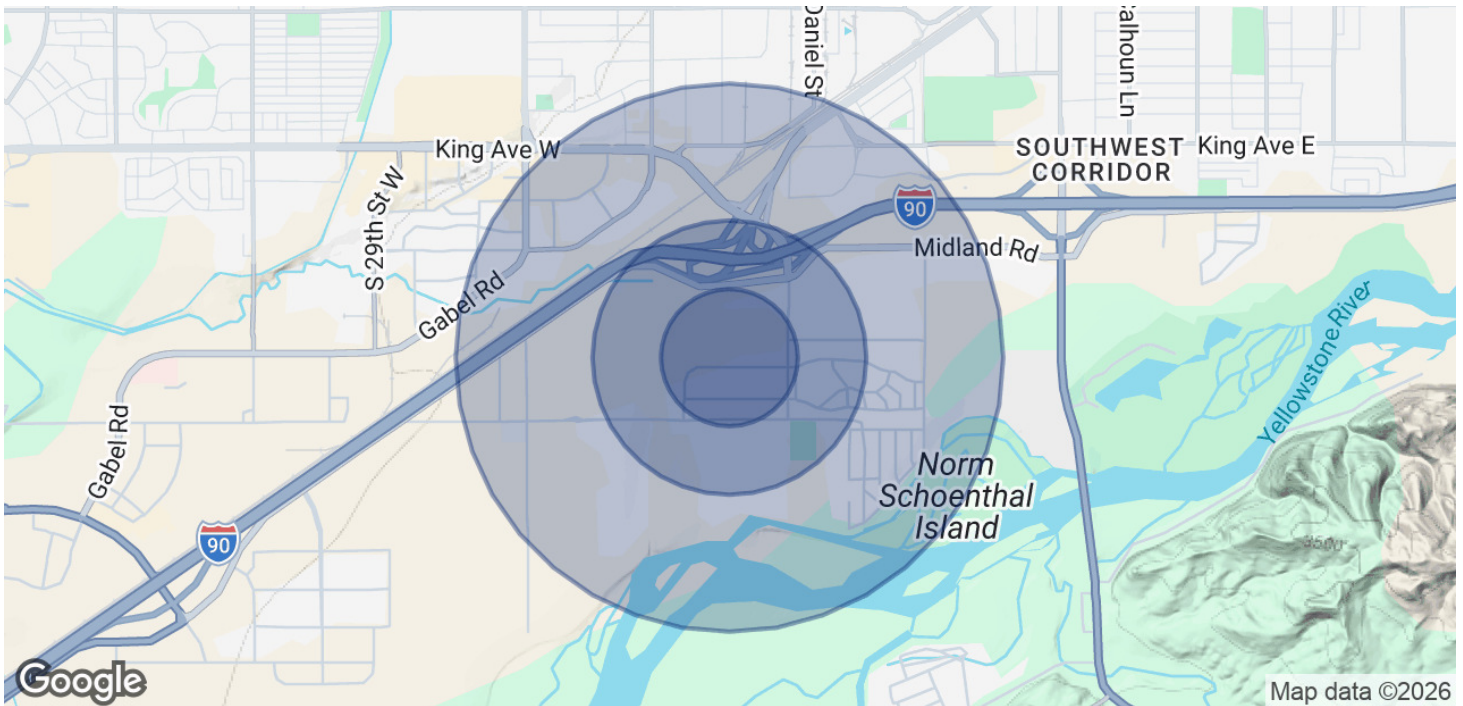


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DEMOGRAPHICS

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	111	408	1,580
Average Age	36.4	35.6	35.4
Average Age (Male)	35.1	34.5	33.6
Average Age (Female)	42.7	41.3	41.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	49	184	693
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$90,503	\$88,734	\$85,197
Average House Value	\$339,901	\$336,102	\$308,489

2023 American Community Survey (ACS)

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BROKER BIO

5635 INTERSTATE AVE

Billings, MT 59101



George Warmer, SIOR, CCIM

Principal Broker

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Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-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 an SIOR & 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

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR
Member: CCIM
Board Member: Metra Park
Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Active Member of West End Rotary

RECOGNITION

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

2025 Transactions of Note

LOVES TRUCKING, LAUREL MT
LAND
GAS STATION DEVELOPMENT

5509 KING AVE E
INDUSTRIAL
14,500 SF SHOP SPACE

5907 BLUFF LANE
INDUSTRIAL
9,443 SF SHOP SPACE

2815 S 48TH ST
INDUSTRIAL
STORAGE UNITS

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE

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