

Sale

802 Yellowstone Ave

Billings, MT 59101



Sale Price

\$35,000

OFFERING SUMMARY

Lot Size: 5,120 SF

Price / SF: \$6.84

Zoning: N1 - First Neighborhood

PROPERTY OVERVIEW

- 5,120 SF Corner Lot for Sale
- For Sale \$35,000
- Zoned N1 - First Neighborhood
- All City Services Available
- Level Topography

LOCATION OVERVIEW

Vacant, buildable corner lot in the heart of Midtown Billings. Situated in a convenient, well-established neighborhood within minutes of downtown and close to shopping, dining, and daily services, 802 Yellowstone Ave. offers flexibility for a variety of build-out possibilities, subject to applicable City approvals. Whether the plan is a new residence, an investment property, or another permitted use, this lot combines location, corner-lot visibility and long-term development potential in a single package.

Nathan Matelich, SIOR, CCIM
(406) 781-6889

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



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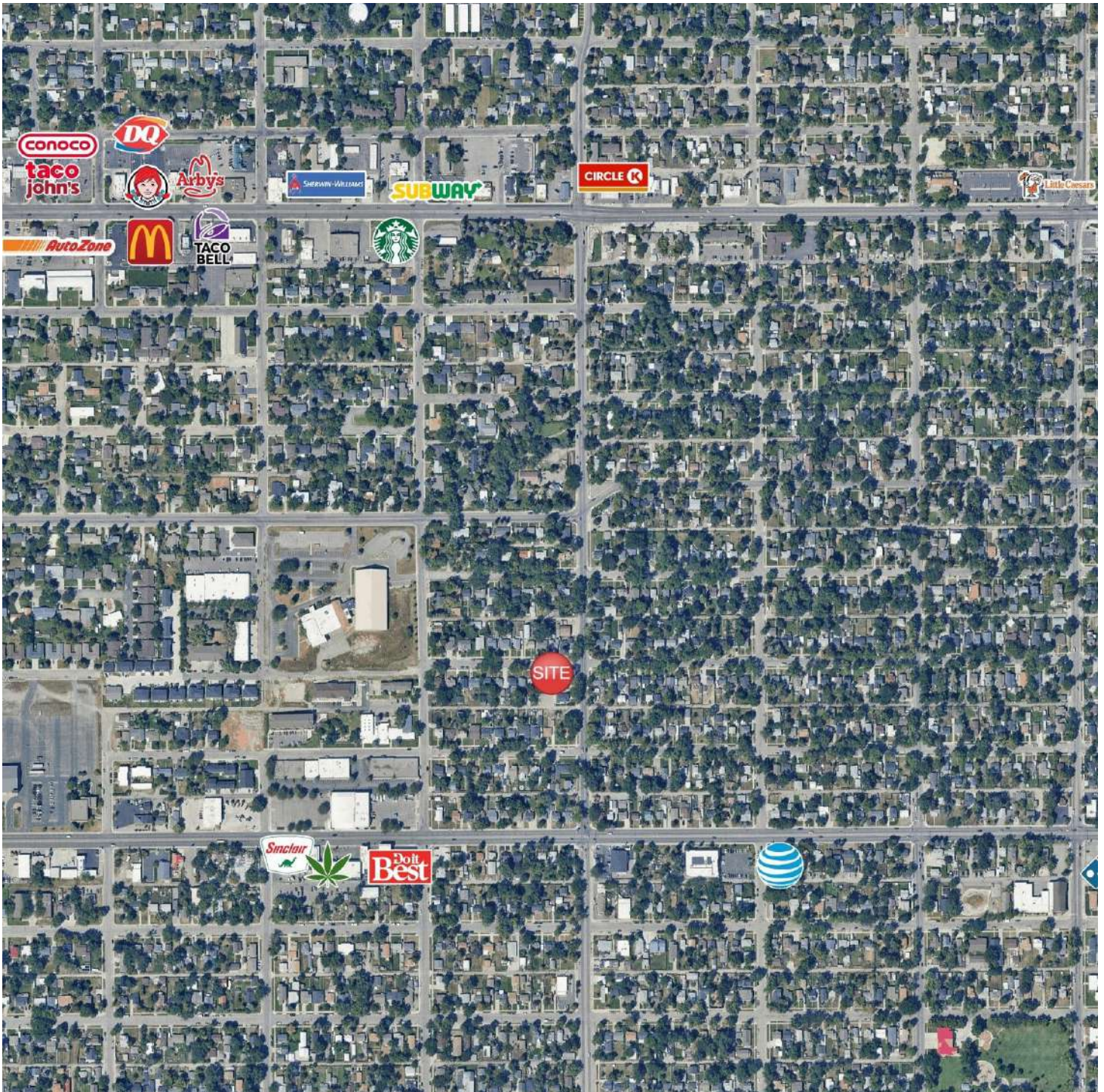


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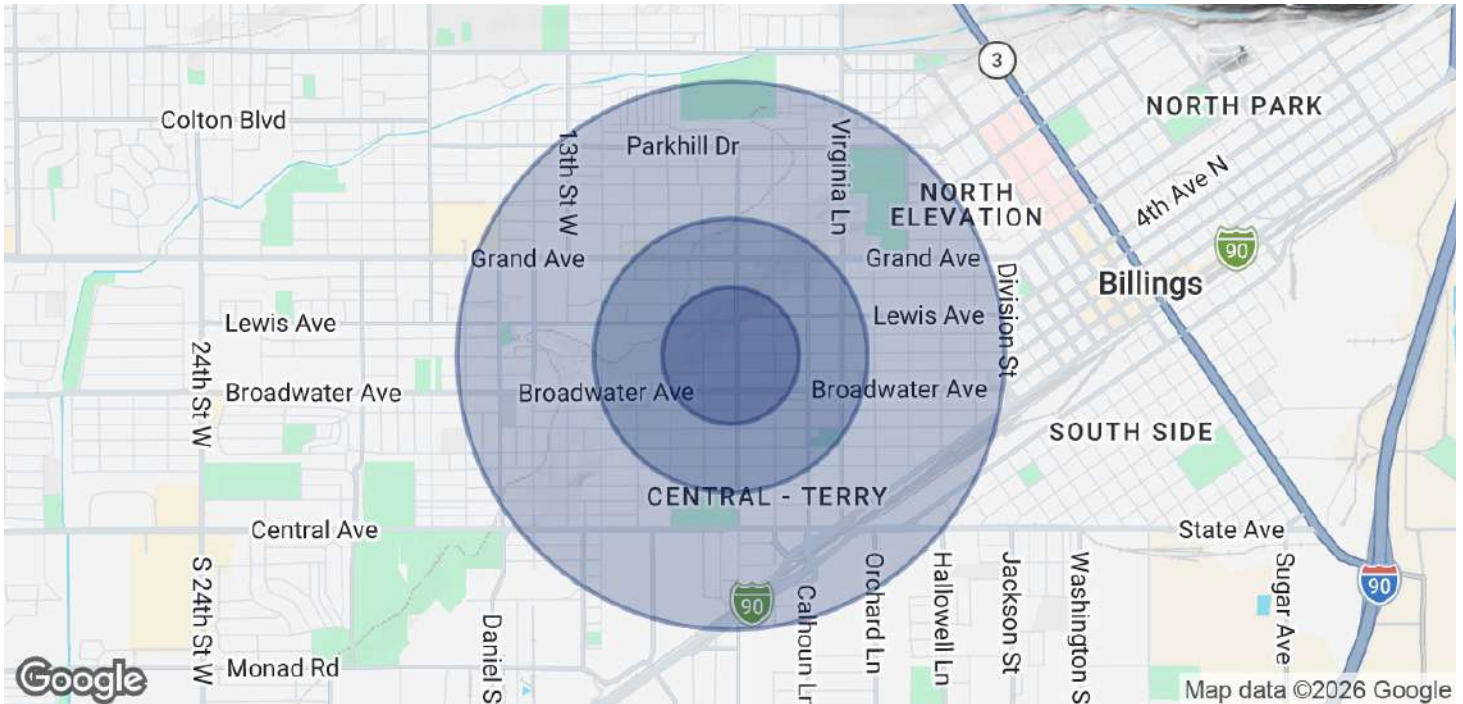


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,073	4,449	14,975
Average Age	46.7	39.7	38.1
Average Age (Male)	47.2	38.6	37.6
Average Age (Female)	41.8	39.9	38.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	470	1,901	7,093
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$89,474	\$88,992	\$78,762
Average House Value	\$281,868	\$264,958	\$271,540

2023 American Community Survey (ACS)

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NATHAN MATELICH, SIOR, CCIM

Principal | Broker

nathan@cbcmontana.com

Direct: **(406) 781-6889** | Cell: **(406) 781-6889**

MT #RRE-BRO-LIC-69991

PROFESSIONAL BACKGROUND

Nathan Matelich is a partner with Coldwell Banker Commercial CBS and a top-producing commercial real estate broker specializing in retail, office, industrial, and multifamily properties. Since joining the firm in 2015, he has completed more than \$250 million in commercial real estate transactions across Montana.

Nathan became a partner in 2018 and has consistently been recognized for his production, earning the Bronze Circle of Distinction (2019, 2020), the first Platinum Circle of Distinction in Montana (2021), the Gold Circle of Distinction (2022, 2023, 2025), and the Silver Circle of Distinction (2024).

In 2022, Nathan earned the prestigious CCIM designation, the commercial real estate industry's gold standard for investment analysis. In 2026, he achieved the SIOR designation, a global recognition awarded to top-performing brokers who demonstrate exceptional production, ethics, and expertise.

Notable transactions include:

- \$10 million retail/mall sale
- \$8 million and \$4 million self-storage sales
- \$7 million, 500 acre college campus sale
- \$5 million business sale (no real estate included)
- Development land sales ranging from \$350,000 – \$7 million
- Multiple financial institution sales for \$4 million +
- Ongoing multifamily sales from \$300,000 – \$2 million
- Valuation services for nine regional financial institutions

Nathan is also an active real estate investor and the author of the best-selling book *Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market*.

For Nathan, real estate isn't just a profession – it's what he was built to do.

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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GEORGE WARMER, SIOR, CCIM

Principal | Broker

george@cbcmontana.com

Direct: (406) 855-8946 | 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: CBC Halter Case Award 2024

Recognition: Top 2% Producer, Platinum Circle of Distinction

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