



FOR SALE:

\$699,000

PRIME WEST END DEVELOPMENT LAND

38,202 SQ FT

ZONING NO - NEIGHBORHOOD OFFICE

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



FOR SALE:

**ZIMMERMAN LOT, BLOCK 2, LOT 1
BILLINGS, MT 59106**

- **Total Lot:**

- 38,202 Sqft lot
- **Zoning: NO - Neighborhood Office**

- **Key Features:**

- **Adjacent to Children's Clinic and Bighorn Surgery Center - Billings' newest ambulatory surgical center.**
- **Prime Access from Zimmerman Trail**
- **Surrounded by multi-family neighborhoods**
- **Neighbor to retailers, medical, and business offices**
- **Growing area of Billings**

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DEMOGRAPHICS

More than 9,789 residents

4,261 households within a mile of
the property.

\$96,576 average household income

Average household size of 2.4



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Colton Boulevard

NAI Properties

55 and older
community

Zimmerman Luxury
Apartments, 320 units

Aurora Apartments,
156 units

Bighorn Surgery Center

Children's Clinic

Subject Property

Harvest Time Lane

Spring Valley Drive

Avenue E

Avenue D

Charlotte Drive

Tiburon Lane

Norwood Lane

Province Lane

Golden Boulevard



NEARBY RETAILERS

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PROPERTY PHOTOS

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