

PRIME 2 ACRE RETAIL CORNER

BETWEEN 56TH ST W & 54TH ST W ON GRAND AVE

Billings, MT 59106



SALE PRICE

\$18.00 / SF



CLICK TO VIEW VIDEO

George Warmer, SIOR, CCIM
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SALE

BETWEEN 56TH ST W & 54TH ST W ON GRAND AVE

Billings, MT 59106



VIDEO

PROPERTY DESCRIPTION

A rare opportunity to acquire a prime **two-acre commercial corner** in one of Billings' fastest-growing retail corridors. Positioned at the northwest corner of Harvey Park Drive and Grand Avenue, this site combines exceptional frontage, city-ready infrastructure, and immediate proximity to a thriving retail ecosystem — making it an ideal location for retail, restaurant, financial services, or mixed-use commercial development.

Offered at \$18.00 per square foot, this offering represents compelling value in a market where comparable corner sites with this level of exposure, access, and amenity proximity are increasingly difficult to find. With Grand Avenue scheduled for a capacity-expanding widening project in 2029, buyers can expect continued appreciation and strengthening traffic dynamics over the near term.

LOCATION DESCRIPTION

The subject property is situated within a vibrant and rapidly maturing commercial node along the Grand Avenue corridor in northwest Billings. The immediate trade area benefits from a layered mix of daily- needs retail, community banking, food, beverage, and residential density.

Nearby:

- › Albertsons (54th and Grand Ave) — Anchor grocery tenant drawing consistent daily traffic from the surrounding residential neighborhoods.
- › Western Security Bank — Regional financial institution serving the northwest Billings community.
- › First Interstate Bank — Full-service banking with an established presence along the Grand Ave corridor.
- › Diamond X Brewery — Popular local brewery and gathering destination driving evening and weekend traffic.
- › The Den Lounge — Neighborhood destination contributing to the corridors expanding food and

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HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- **Prime Retail Visibility:** High-traffic corner location on Grand Ave with 269 LF of frontage, offering exceptional signage exposure and ingress/egress flexibility.
- **Established Trade:** Area Surrounded by proven retail anchors including Albertsons (54th & Grand Ave), Western Security Bank, First Interstate Bank, Diamond X Brewery, and The Den Lounge.
- **Residential Demand Driver:** Directly adjacent to the Cottonwood Subdivision and within easy walking distance of Ben Steele Middle School — a built-in customer base.
- **Infrastructure Ready:** City water, sewer, gas, and electrical services are accessible at the site, minimizing development costs and timeline.
- **Grand Ave Widening:** The City of Billings has scheduled Grand Ave for widening in 2029, further increasing traffic counts and long-term commercial value along this corridor.
- **Flexible Development:** The 2-acre footprint accommodates a variety of retail, restaurant, financial, or service-oriented uses in a high-growth northwest Billings corridor.
- **Parcel Size 2.00 Acres (±87,120 SF)**
- **Frontage 269 Linear Feet**



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PHOTOS

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MAP

BETWEEN 56TH ST W & 54TH ST W ON GRAND AVE
Billings, MT 59106



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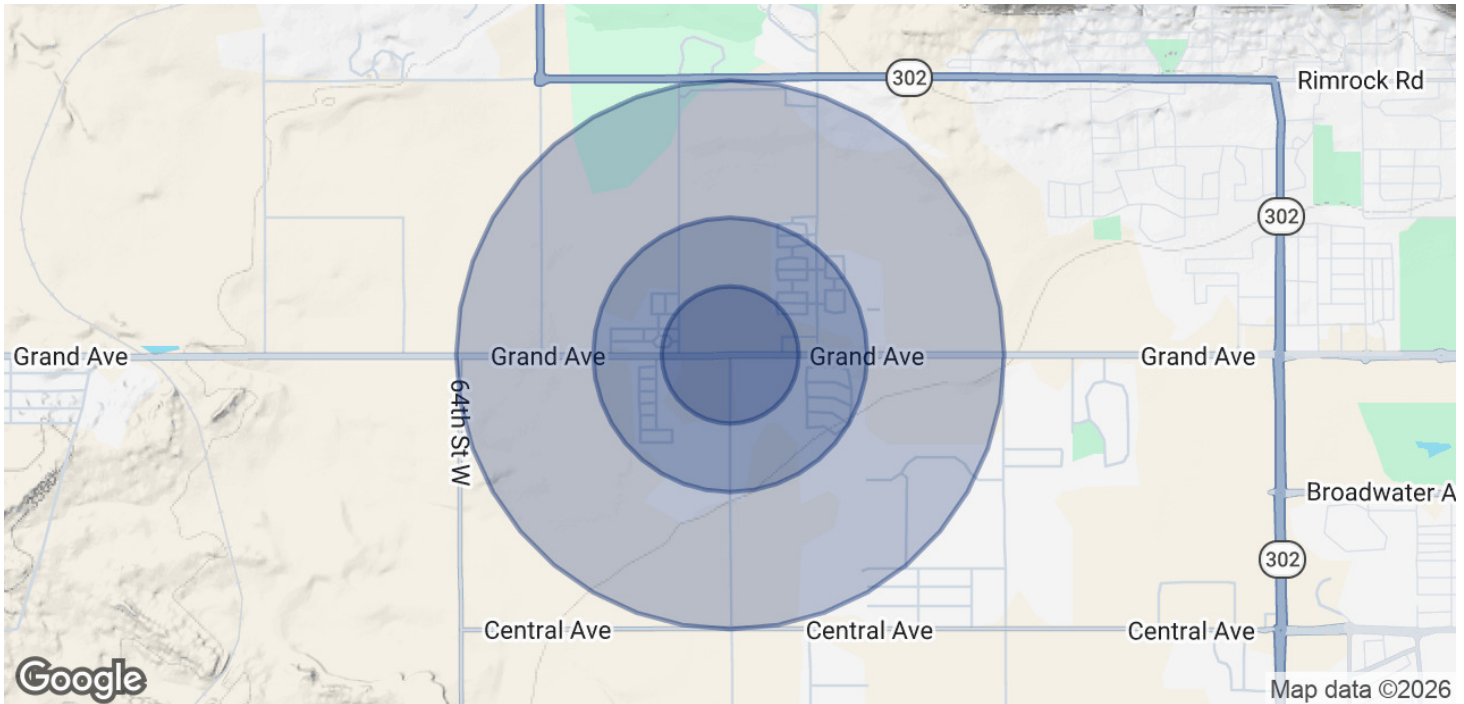


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DEMOGRAPHICS

BETWEEN 56TH ST W & 54TH ST W ON GRAND AVE

Billings, MT 59106



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	187	753	2,823
Average Age	43.9	43.7	43.6
Average Age (Male)	43.8	43.5	43.5
Average Age (Female)	44.3	44	43.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	76	308	1,164
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$180,475	\$178,126	\$176,096
Average House Value	\$500,266	\$500,281	\$502,536

2023 American Community Survey (ACS)

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BROKER BIO

BETWEEN 56TH ST W & 54TH ST W ON GRAND AVE
Billings, MT 59101



George Warmer, SIOR, CCIM

Principal Broker

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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

Sold!

LOVES TRUCKING, LAUREL MT LAND
GAS STATION DEVELOPMENT

Sold!

5509 KING AVE E INDUSTRIAL
14,500 SF SHOP SPACE

Sold!

5907 BLUFF LANE INDUSTRIAL
9,443 SF SHOP SPACE

Sold!

2815 S 48TH ST INDUSTRIAL
STORAGE UNITS

Sold!

1617 1ST AVE N LAND
2 ACRE DEVELOPMENT SITE

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