

SALE

CADILLAC JAX CASINO

1744 Grand Ave Billings, MT 59102



SALE PRICE	\$2,200,000
REAL ESTATE	\$1,200,000
LIQUOR LICENSE	\$1,000,000

George Warmer, SIOR, CCIM
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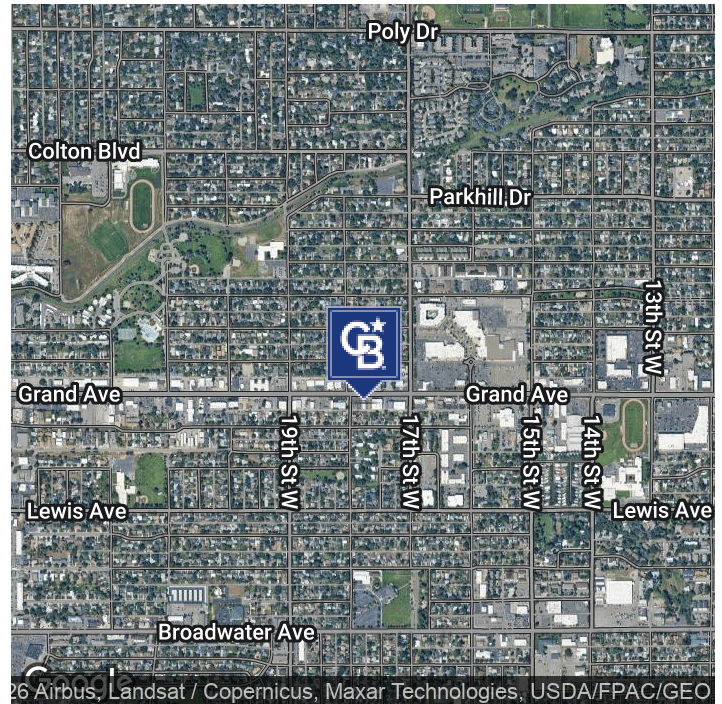


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360° VIRTUAL TOUR

1744 GRAND AVE, BILLINGS MT CADILLAC JAX CASINO & BAR

Real Estate & All-Beverage License Package

Real Estate: \$1,200,000

All-Beverage Liquor License: \$1,000,000

An outstanding hospitality property ideally positioned along Grand Avenue in Billings' vibrant midtown. Cadillac Jax offers a turnkey opportunity for an operator or investor seeking a premier location with both real estate and an all-beverage license in place.

This site is perfectly suited for a restaurant, tavern, or entertainment concept ready to serve Billings' established midtown market.

PROPERTY HIGHLIGHTS

- Zoning: Corridor Mixed Use 1 (CMU1)
- Condition: Excellent – bar, restaurant & casino areas (gaming machines not included)
- Prominent signage
- Abundant off-street parking
- Exceptional exposure along Grand Avenue

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	21,224 SF
Building Size:	3,848 SF

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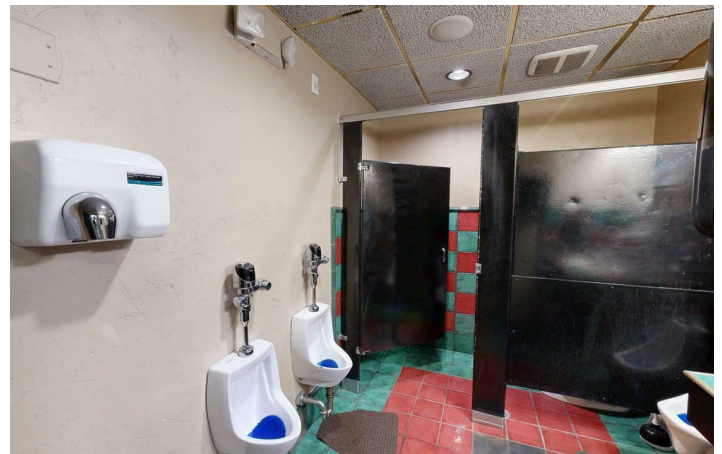
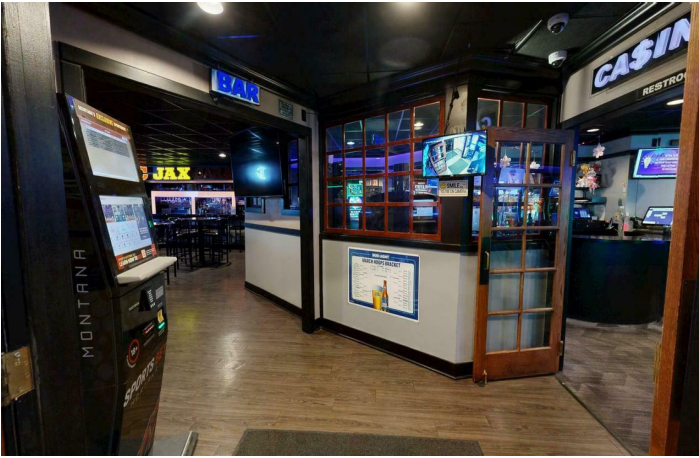


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PHOTOS

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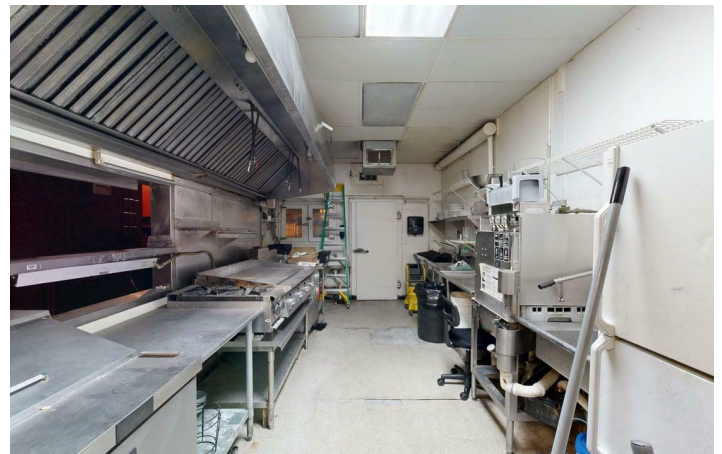
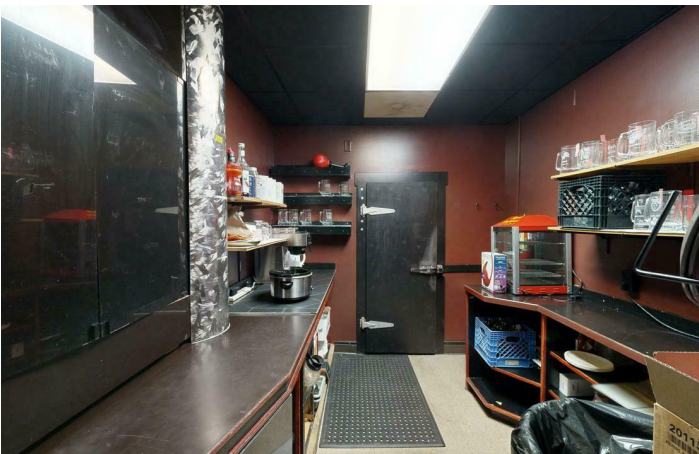
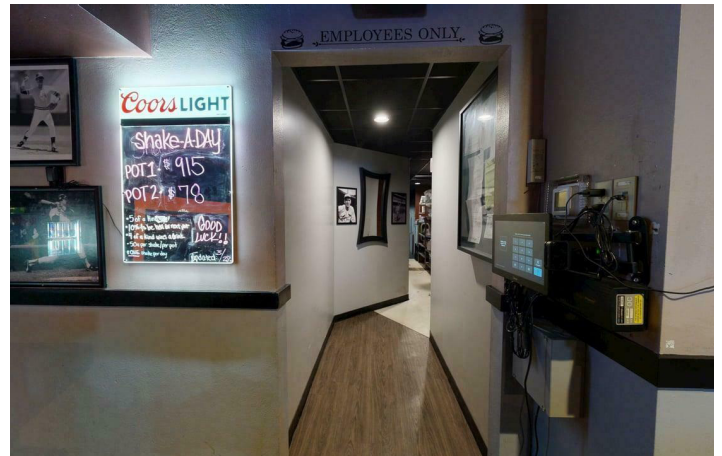
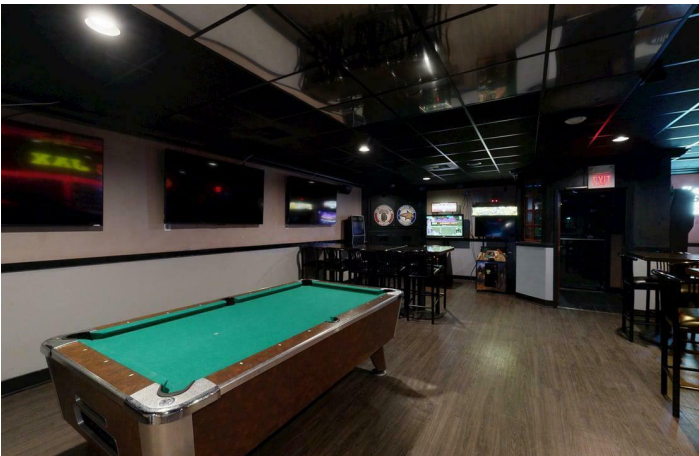
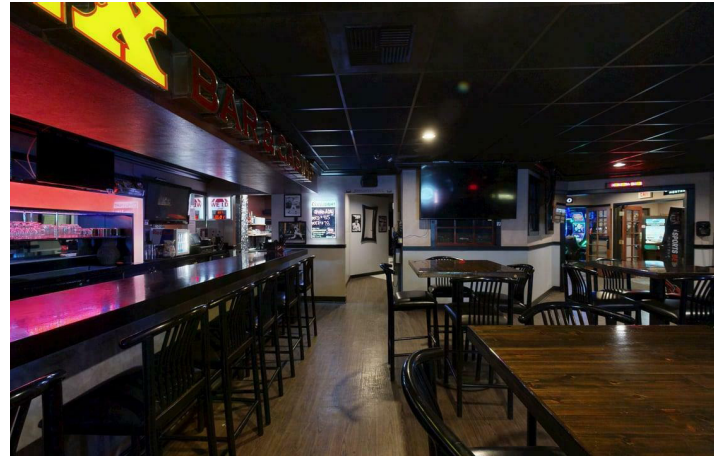
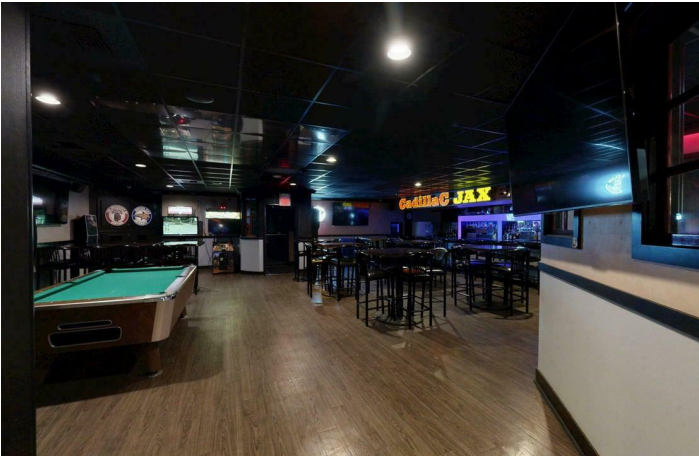
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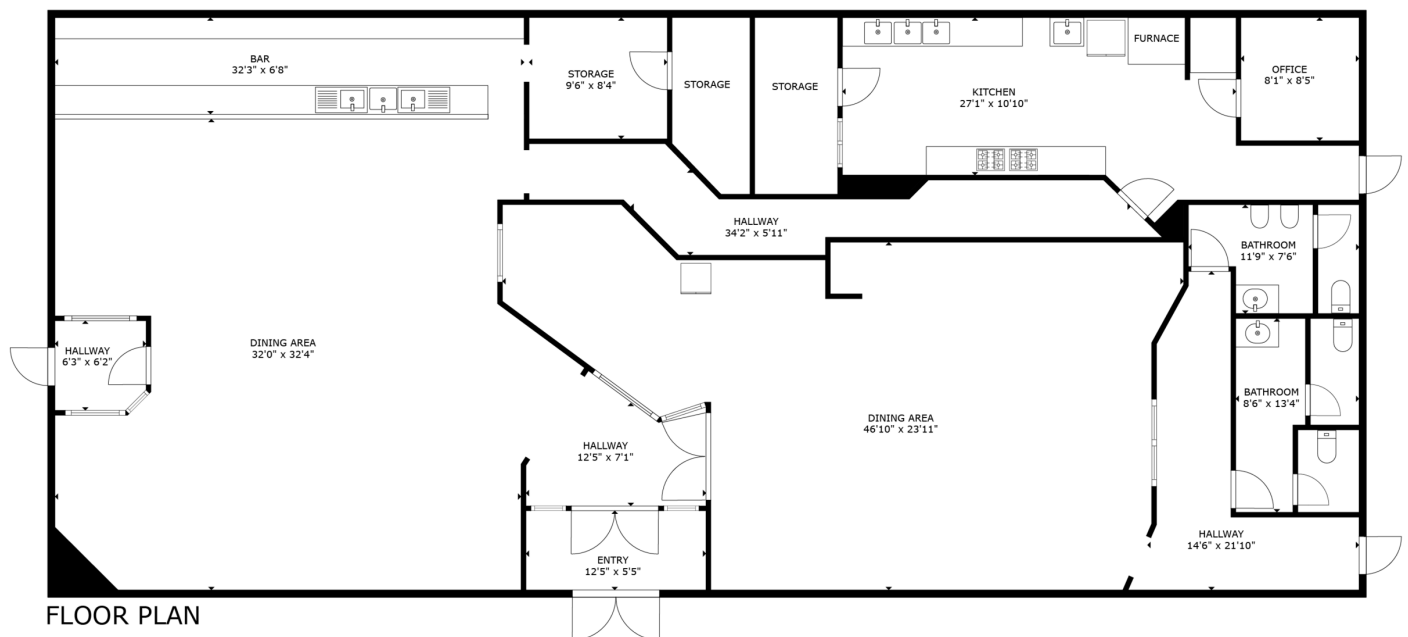


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FLOOR PLAN

CADILLAC JAX CASINO

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GROSS INTERNAL AREA
FLOOR PLAN: 3,520 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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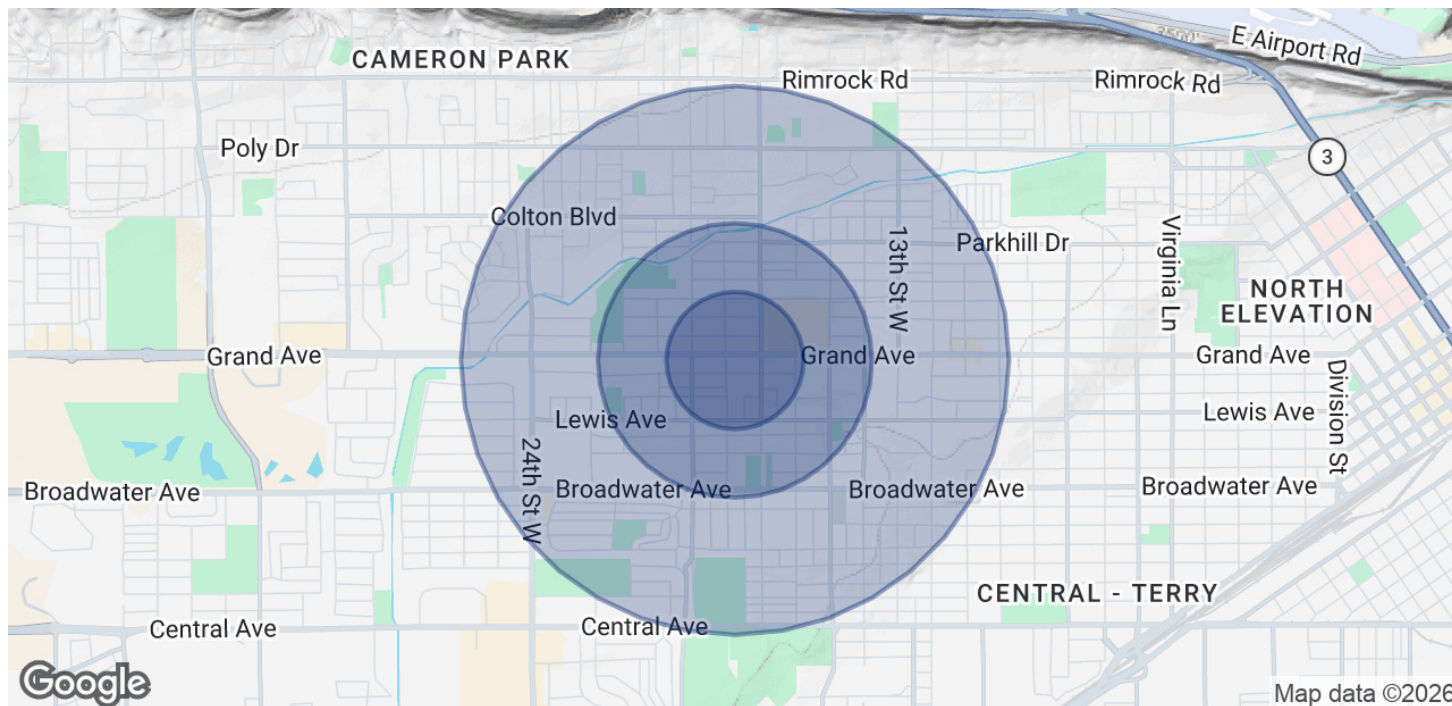


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DEMOGRAPHICS

CADILLAC JAX CASINO

1744 Grand Ave Billings, MT 59102



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	751	3,354	13,043
Average Age	37.7	38.7	41.1
Average Age (Male)	41	41.2	40.7
Average Age (Female)	37.2	37.7	41.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	398	1,669	6,018
# of Persons per HH	1.9	2	2.2
Average HH Income	\$111,681	\$125,777	\$120,492
Average House Value	\$296,459	\$308,386	\$321,681

2023 American Community Survey (ACS)

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BROKER BIO

CADILLAC JAX CASINO

1744 Grand Ave Billings, MT 59102



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
34,239 ACRES

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
90,000 SF AVAILABLE FOR SALE!

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