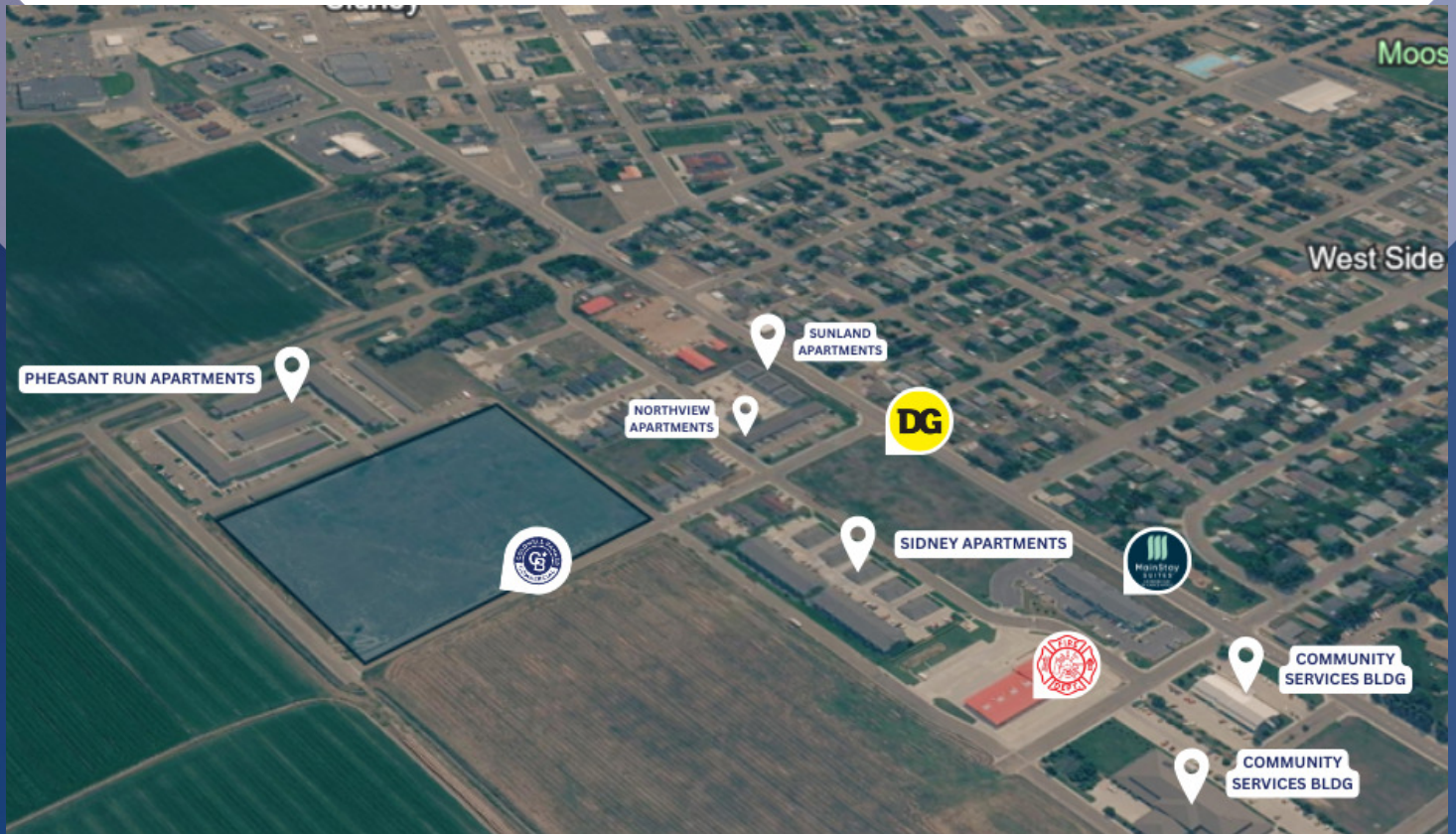


SALE

9TH AVE NW

9th Ave NW Sidney, MT 59270



SALE PRICE \$2,000,000

AVAILABLE SIZE 11 AC

George Warmer, SIOR, CCIM

(406) 855-8946

george@cbcmontana.com

Ben Linkenhoker

(406) 369-0815

ben@cbcmontana.com

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**COLDWELL BANKER
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LOCATION DESCRIPTION

This 11-acre development tract is positioned within one of Sidney's expanding residential areas, surrounded by existing apartment complexes, townhome developments, hospitality uses, and neighborhood retail. The property offers a rare opportunity to develop a large-scale multi-family project with a concept layout map available to help illustrate future site potential.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	11 Acres
Price Per SF:	\$4.17/SF
Price Per Acre:	\$181,000/AC

PROPERTY DESCRIPTION

Located in a growing area of Sidney, this 11-acre property on 9th Ave NW offers a great opportunity for multi-family development. Nearby properties include four apartment complexes, a Dollar General, a hotel, and a community building — helping create strong potential for future housing demand.

Listed at \$2,000,000, this property gives developers and investors the chance to build in an expanding part of town. A concept layout map is also available to help show the potential development opportunities for the site.

PROPERTY HIGHLIGHTS

- Size: 11 Acres
- Price: \$2,000,000
- Price Per SF: \$4.17/SF
- Excellent Multi-Family Development Potential
- Surrounded by Existing Apartment Complexes & Townhouses
- Nearby Hotel, Dollar General & Community Building

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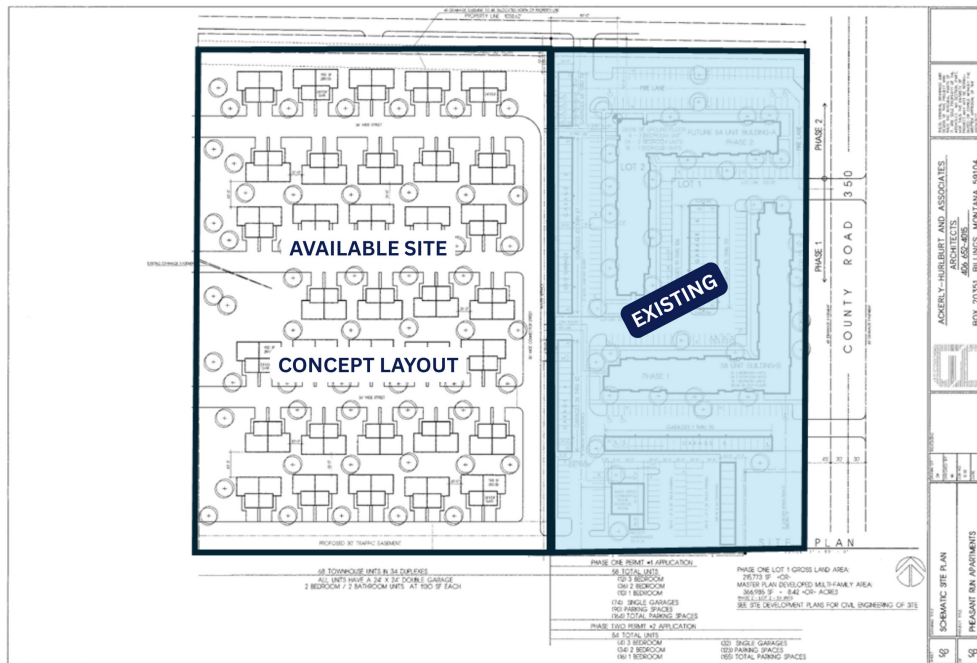
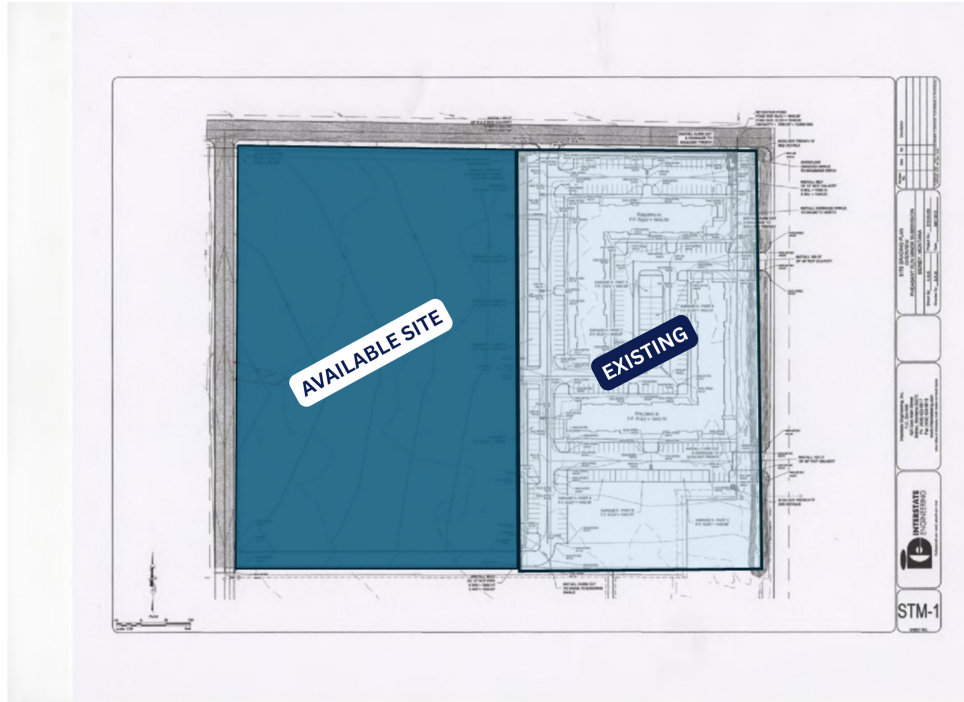
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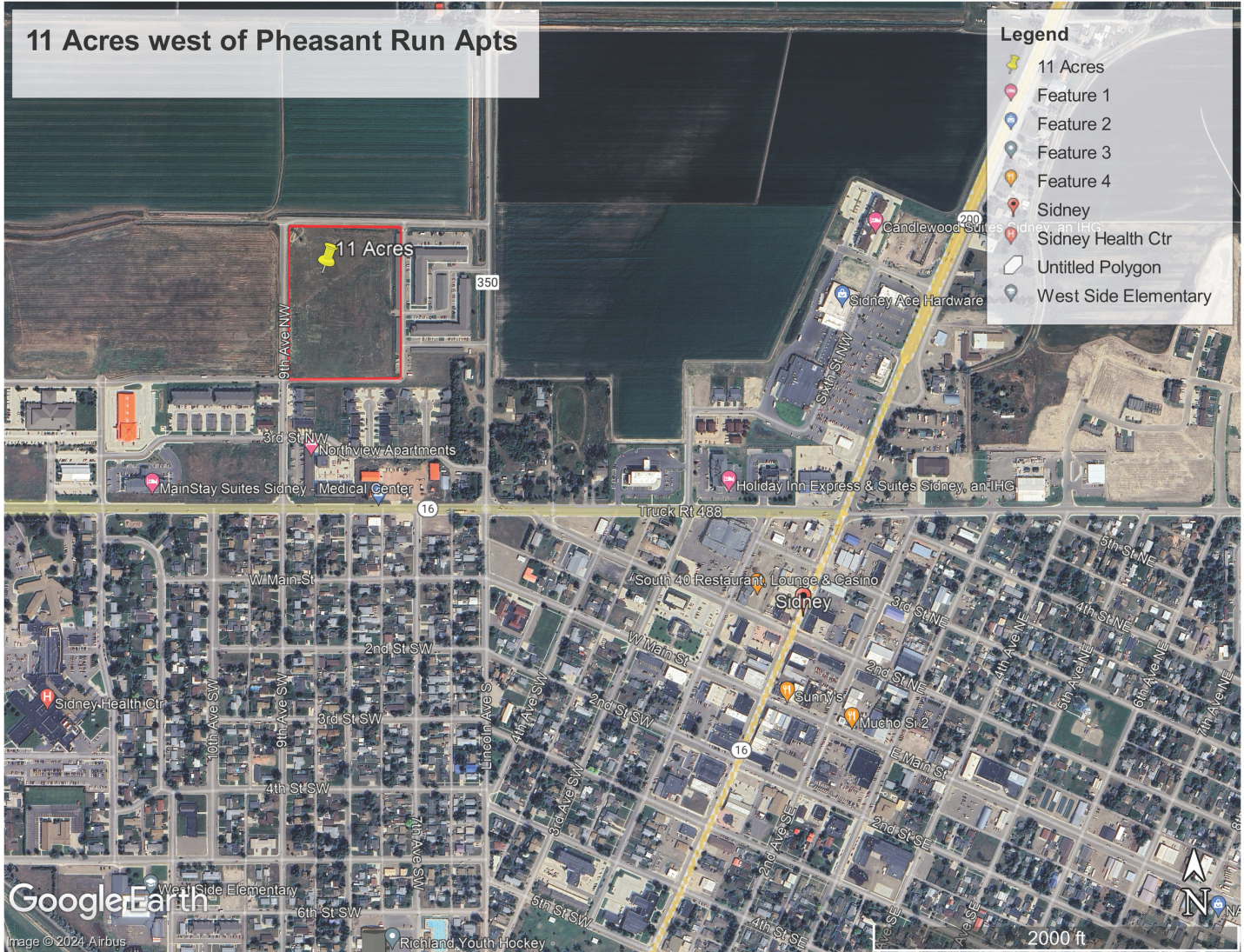
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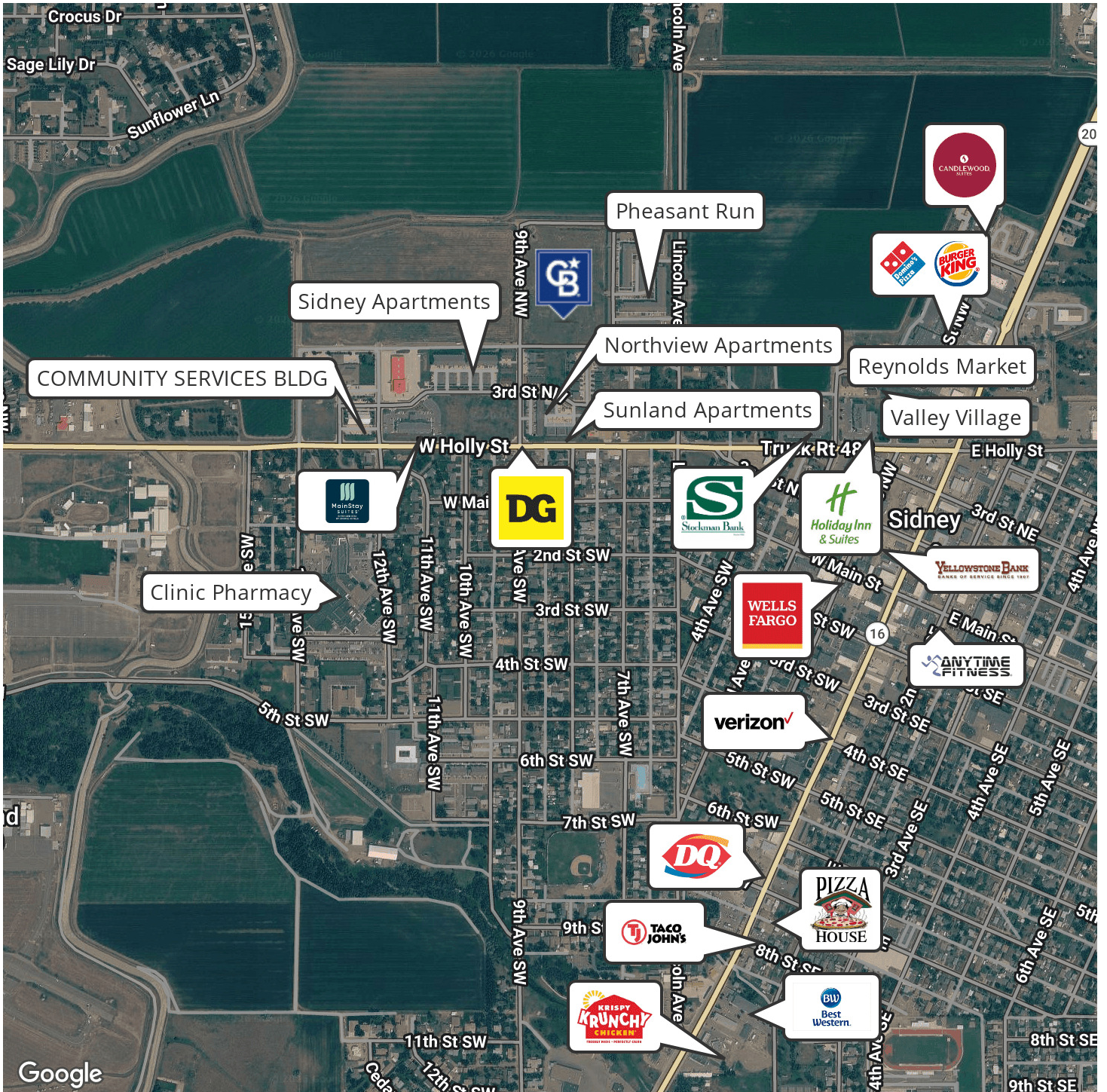
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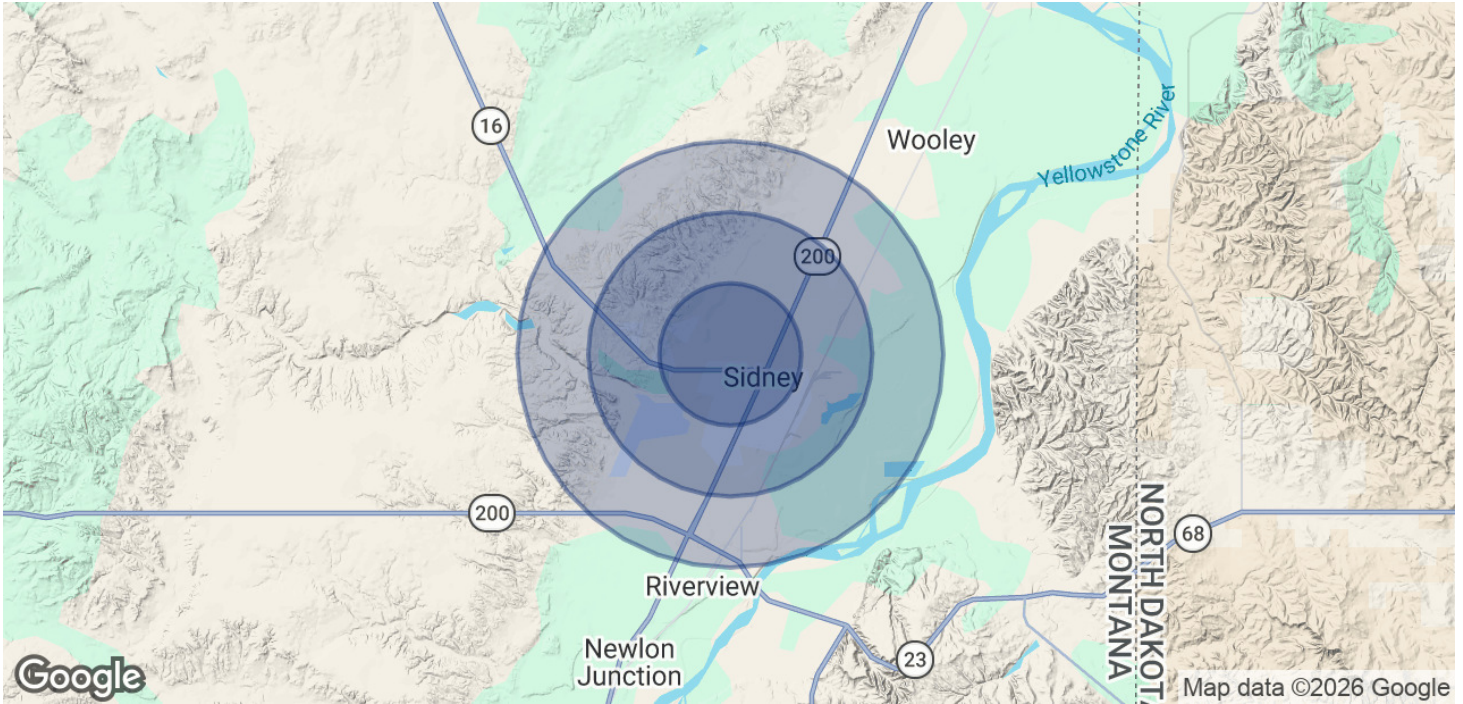
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,724	4,458	5,469
Average Age	34.9	35.8	36.7
Average Age (Male)	32.2	34.9	36
Average Age (Female)	33.5	34.1	35.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,032	1,737	2,149
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$111,327	\$109,208	\$106,445
Average House Value	\$273,166	\$272,828	\$273,016

2023 American Community Survey (ACS)

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BROKER BIO

9TH AVE NW
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
90,000 SF
AVAILABLE FOR SALE!
2 ACRE DEVELOPMENT SITE

CBS
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BEN LINKENHOKER

Comm Sales Associate

ben@cbcmontana.com

Direct: **(406) 369-0815** | Cell: **(406) 369-0815**

PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

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