



SterlingCRE
ADVISORS

Unique Adaptive Reuse Opportunity Near Downtown Billings

7 North 18th Street
Billings, Montana

±21,220 SF | Commercial Buildings
±3,000 SF Leased Warehouse

Exclusively listed by:

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Opportunity Overview

Situated just blocks from Downtown Billings in a rapidly revitalizing commercial district, 7 North 18th Street offers a combination of historic character, creative potential, and immediate cash flow. The surrounding neighborhood is undergoing a transition from its industrial roots into a walkable, retail-focused hub. This unique property stands out as a prime anchor project for developers, investors, or owner-occupants looking to capitalize on the area's momentum.

The centerpiece of the offering is a classic, multi-level brick main building totaling 21,220 square feet. Featuring a daylit basement, two expansive main floors, an architectural third-floor bump-out, and a functional freight elevator, this building serves as a clean shell for a high-impact adaptive reuse vision. Whether transformed into boutique retail, creative offices, a brewery/hospitality concept, or a mixed-use destination, the building offers structural flexibility.

Adding significant value to the property is a standalone 3,000-square-foot industrial warehouse equipped with two grade-level roll-up doors. Fully leased through 2027 with renewal options, this secondary building generates \$2,700+ per month plus triple net (NNN) fees. This steady, in-place income stream provides support to offset carrying costs while you design, permit, and execute the redevelopment of the main building.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	7 N 18 th Street Billings, Montana
Purchase Price	\$1,100,000 (\$45.42/SF - 2 Bldgs)
Property Type	Commercial Building
Building Size	Main: ±21,220 SF ±6,996 SF First Floor ±6,836 SF Second Floor ±552 SF Third Floor ±6,836 SF Basement Secondary: ±3,000 SF
Total Acreage	±0.52 Acres (±22,750 SF)

7 N 18th Street

\$1,100,000

Building SF	Main:±21,220 SF ±6,996 SF First Floor ±6,836 SF Second Floor ±552 SF Third Floor ±6,836 SF Basement Secondary: ±3,000 SF
Geocode	03-1033-33-4-08-09-0000
Year Built/Renovated	1936 Main 1969 Secondary
Zoning	EBURD - Central Works
Access	Access of of North 18 th Street, just off 1 st Avenue North (US 90)
Services	City Water & Sewer
Taxes	\$11,805.16 (2025)
Parking	Surface Parking
Traffic Count	±7,822 AADT on 1 st Ave N ±6,189 AADT on N 18 th St
Interstate Proximity	±5 Minutes to I-90



Property Details



Located in the path of progress near Downtown Billings, at the forefront of the area's growth and dynamic transformation



Equipped with city water, sewer, and electricity to the site



Distinctive brick building with lots of natural light and inviting open spaces, plus a freight elevator for accessibility offer character and convenience



In-place income from a secondary warehouse, can be leased during renovations of the main building



The building layout and location offer versatility for office, retail or light industrial uses

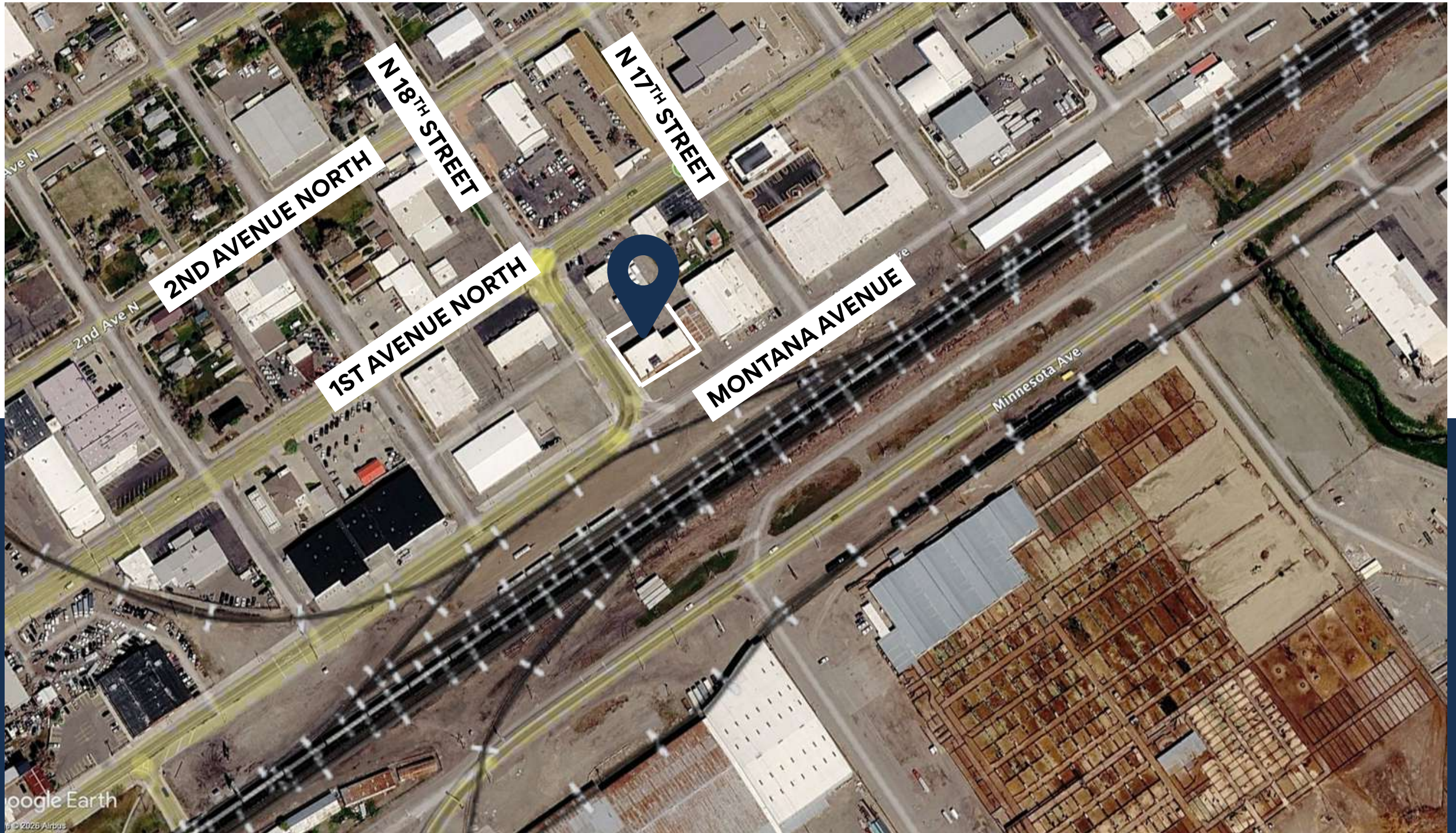
LOCATION

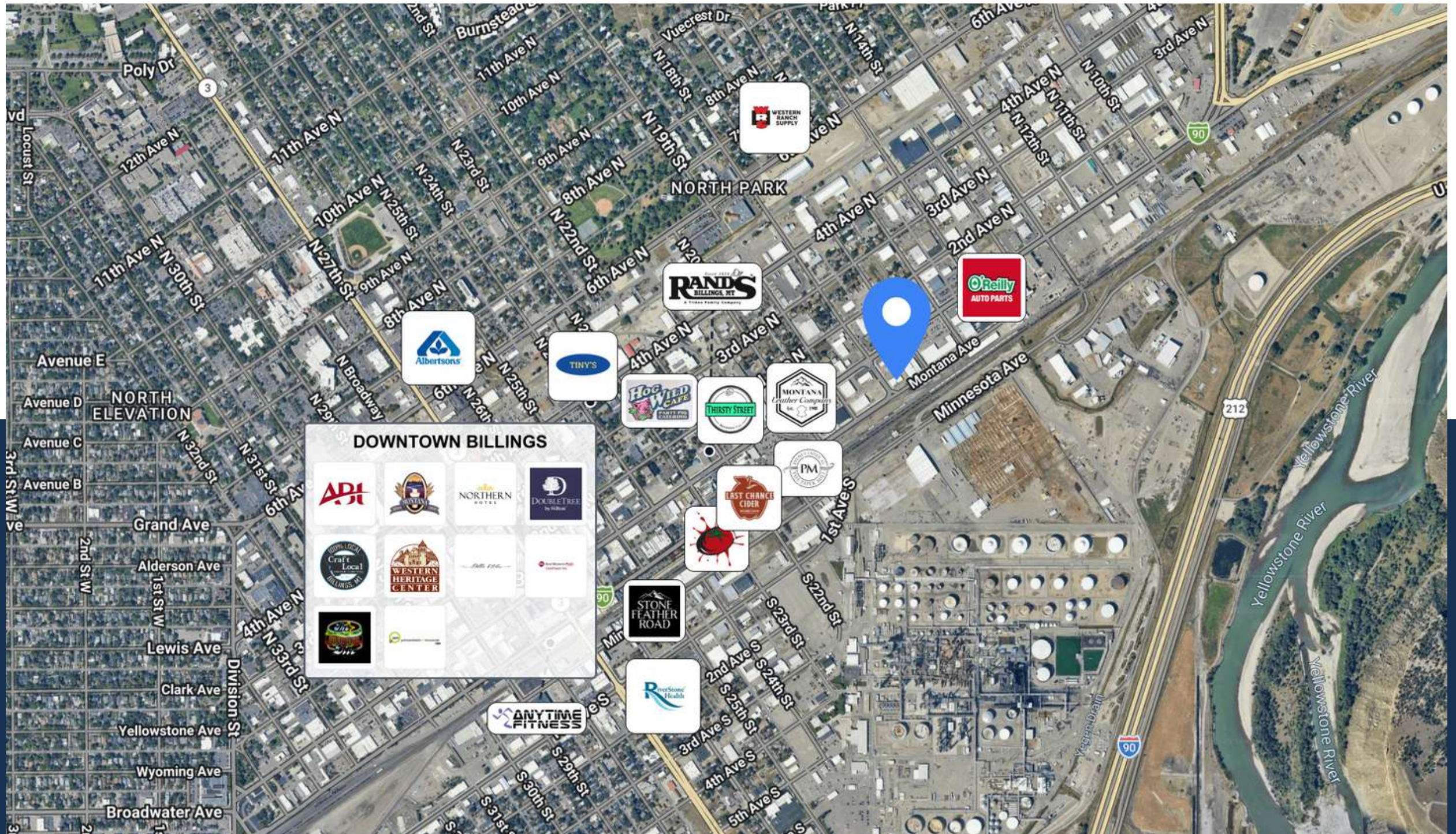


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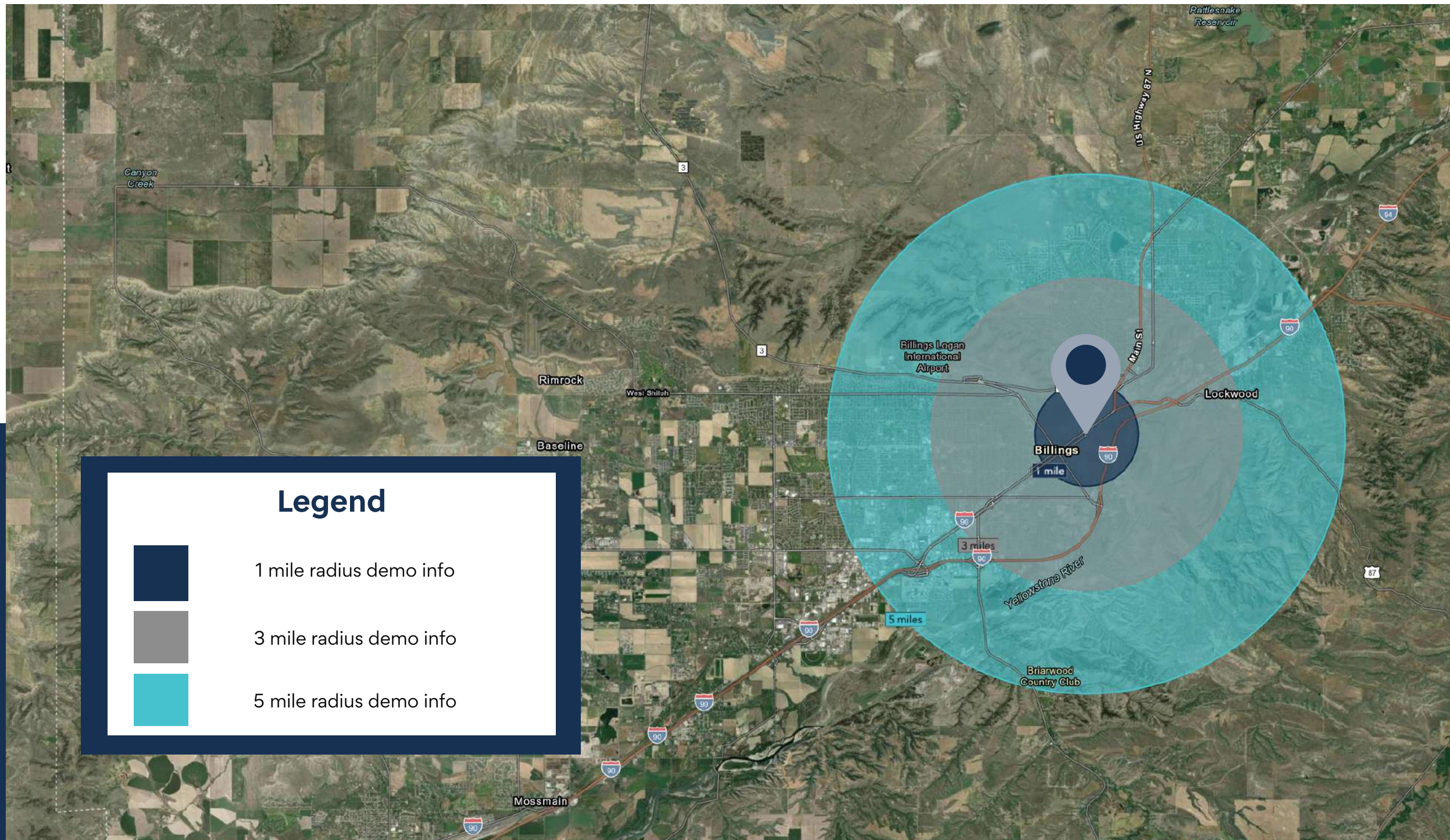


Image Courtesy of Google Earth





Retailer Map



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

5 miles

103,389

Population



Median Age



Average Household Size

\$74,268

Median Household Income

27,161

2023 Owner Occupied Housing Units (Esri)

16,622

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



5,762

2026 Total Businesses (NAICS)



81,065

2026 Total Employees (NAICS)

HOUSING STATS

5 miles



\$368,568

Median Home Value



\$10,343

Average Spent on Mortgage & Basics



\$945

Median Contract Rent

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.3%)

The smallest group: \$25,000 - \$34,999 (5.8%)

Indicator ▲	Value	Diff		
<\$15,000	8.7%	+1.6%		
\$15,000 - \$24,999	6.4%	+0.8%		
\$25,000 - \$34,999	5.8%	+0.5%		
\$35,000 - \$49,999	12.5%	+1.7%		
\$50,000 - \$74,999	17.1%	+1.2%		
\$75,000 - \$99,999	12.6%	-0.3%		
\$100,000 - \$149,999	19.3%	-0.7%		
\$150,000 - \$199,999	9.7%	-1.1%		
\$200,000+	7.9%	-3.7%		

Bars show deviation from Yellowstone County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59101 (Billings)	Counties Yellowstone County	States Montana	National United States
2025Total Population	5,249	53,316	103,389	43,191	175,438	1,157,968	343,528,394
2025 Household Population	4,617	51,189	100,507	41,288	171,526	1,128,625	335,139,938
2025 Family Population	2,582	36,218	74,913	29,589	132,607	862,682	266,929,862
2030 Total Population	5,408	54,576	106,418	44,455	182,178	1,203,425	351,813,408
2030 Household Population	4,776	52,449	103,536	42,552	178,266	1,174,082	343,424,952
2030 Family Population	2,656	37,019	77,037	30,462	137,649	895,592	272,723,086

Variables	1 mile	3 miles	5 miles	ZIP Codes 59101 (Billings)	Counties Yellowstone County	States Montana	National United States
2025 Per Capita Income	\$26,940	\$36,731	\$40,948	\$37,032	\$45,906	\$44,322	\$48,241
2025 Median Household Income	\$45,146	\$64,533	\$74,268	\$64,799	\$83,699	\$78,035	\$85,893
2025 Average Household Income	\$56,066	\$83,827	\$96,325	\$86,450	\$109,949	\$105,776	\$122,692
2030 Per Capita Income	\$30,999	\$42,742	\$47,519	\$43,751	\$53,345	\$50,939	\$55,073
2030 Median Household Income	\$49,695	\$75,373	\$87,418	\$77,103	\$100,530	\$89,868	\$100,053
2030 Average Household Income	\$64,598	\$97,023	\$111,207	\$101,493	\$127,061	\$121,053	\$138,579

VISION

These images are AI generated using photos of the actual space and are concept renderings only.



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The first floor is well suited for an event space, traditional office use, retail, a coffee shop, or a mix of uses, thanks to its large open floor plan and street level location. Permissive zoning further supports a wide variety of uses at this location. Throughout the building, character and natural light stand out, from the exposed brick walls to the abundance of windows that bring the space to life.

These images are AI generated using photos of the actual space and are concept renderings only.



With elevator access, exposed brick walls that bring character to the space, and ample natural light from windows, this basement offers versatile potential. It could work well as showroom-style retail, a coffee shop, open coworking space, or a salon suite concept with multiple stylists. This is another space with a lot of character and flexibility for a range of uses.

These images are AI generated using photos of the actual space and are concept renderings only.



The basement level has elevator access and natural light from windows, uncommon for below-grade space. It suits a fitness studio, a maker space, or flexible meeting rooms. Owners can build out this floor into usable, income-generating space instead of leaving it for storage.

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PROPERTY DETAILS



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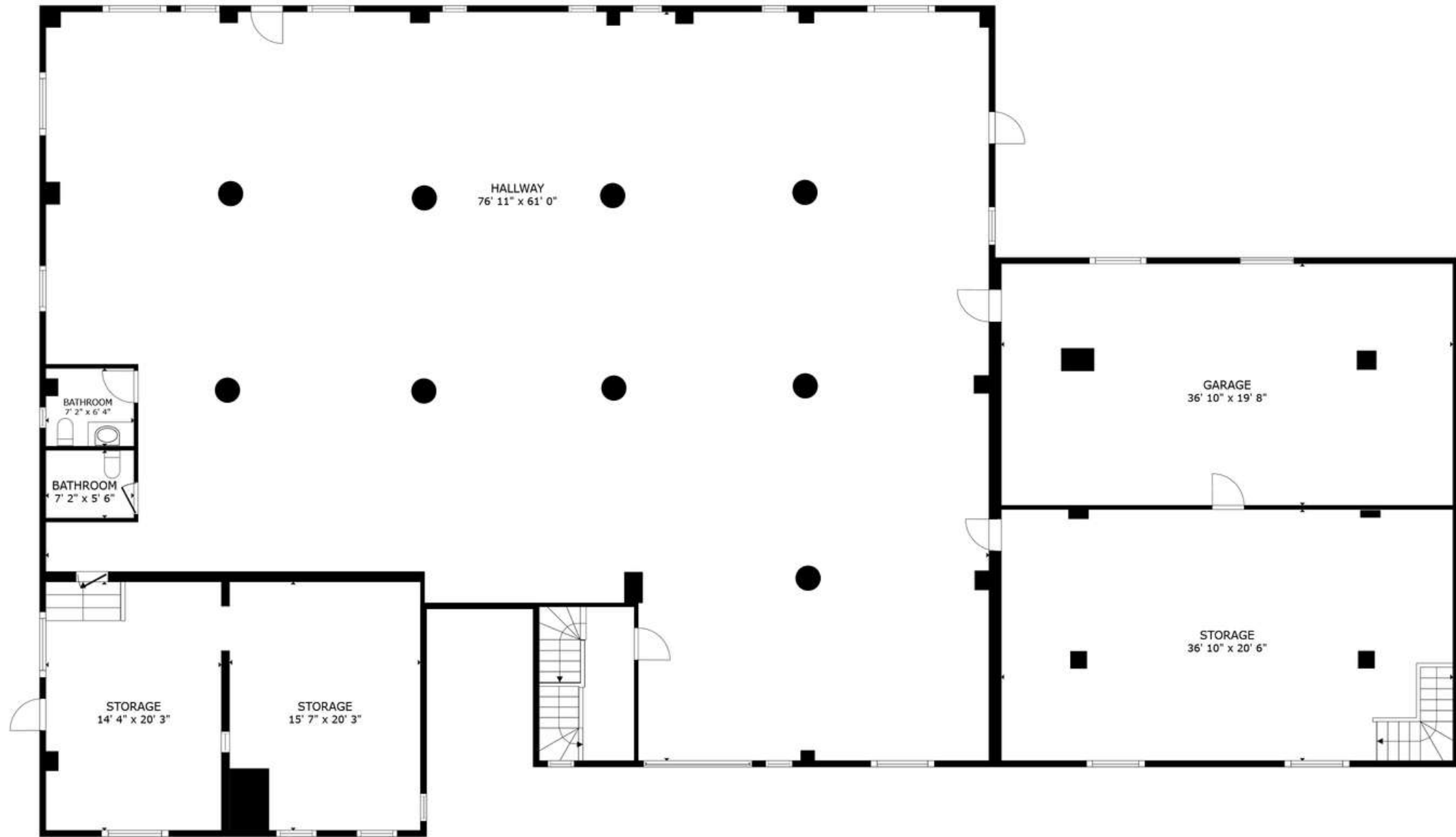


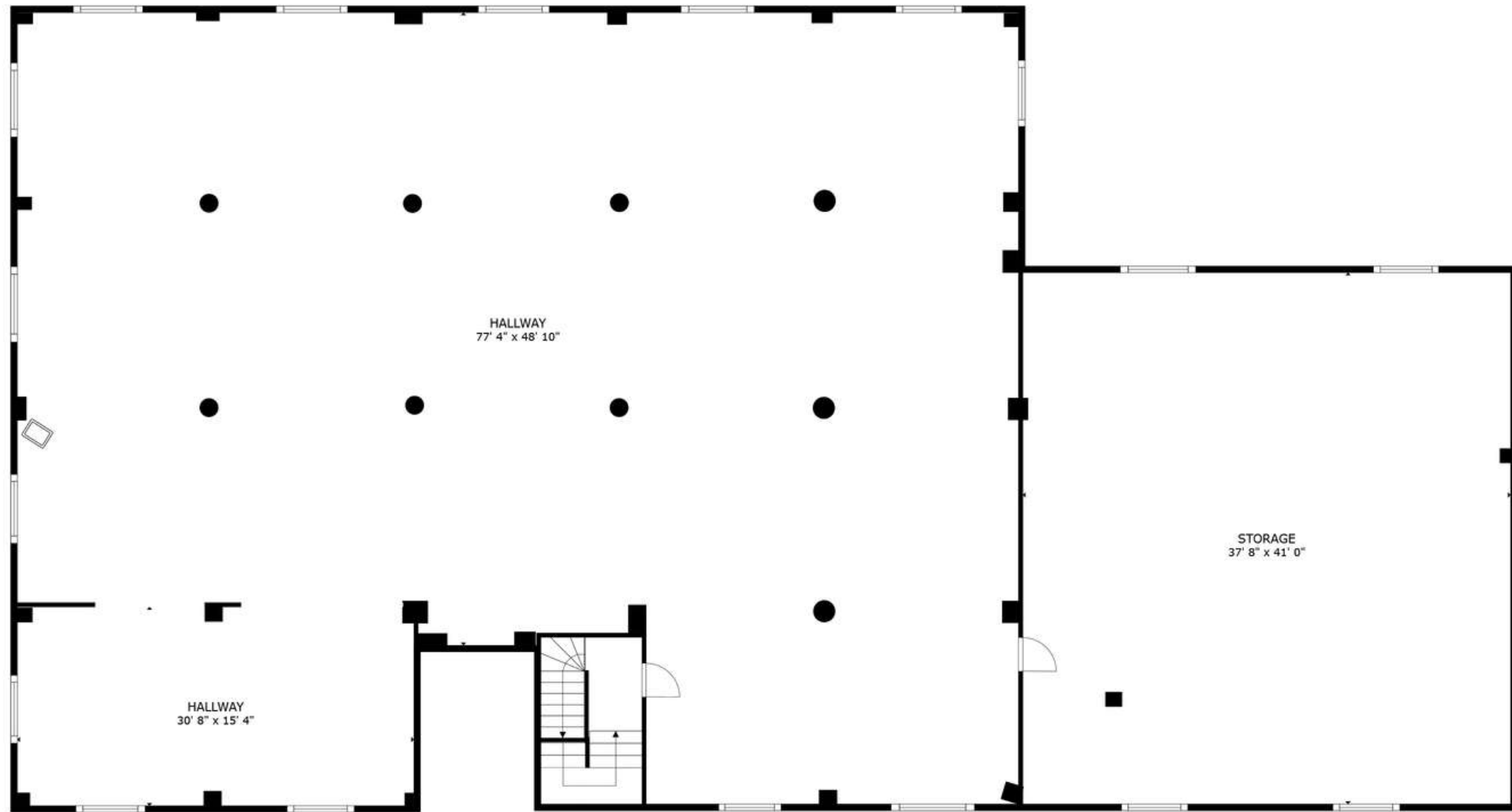
1st Floor Photos

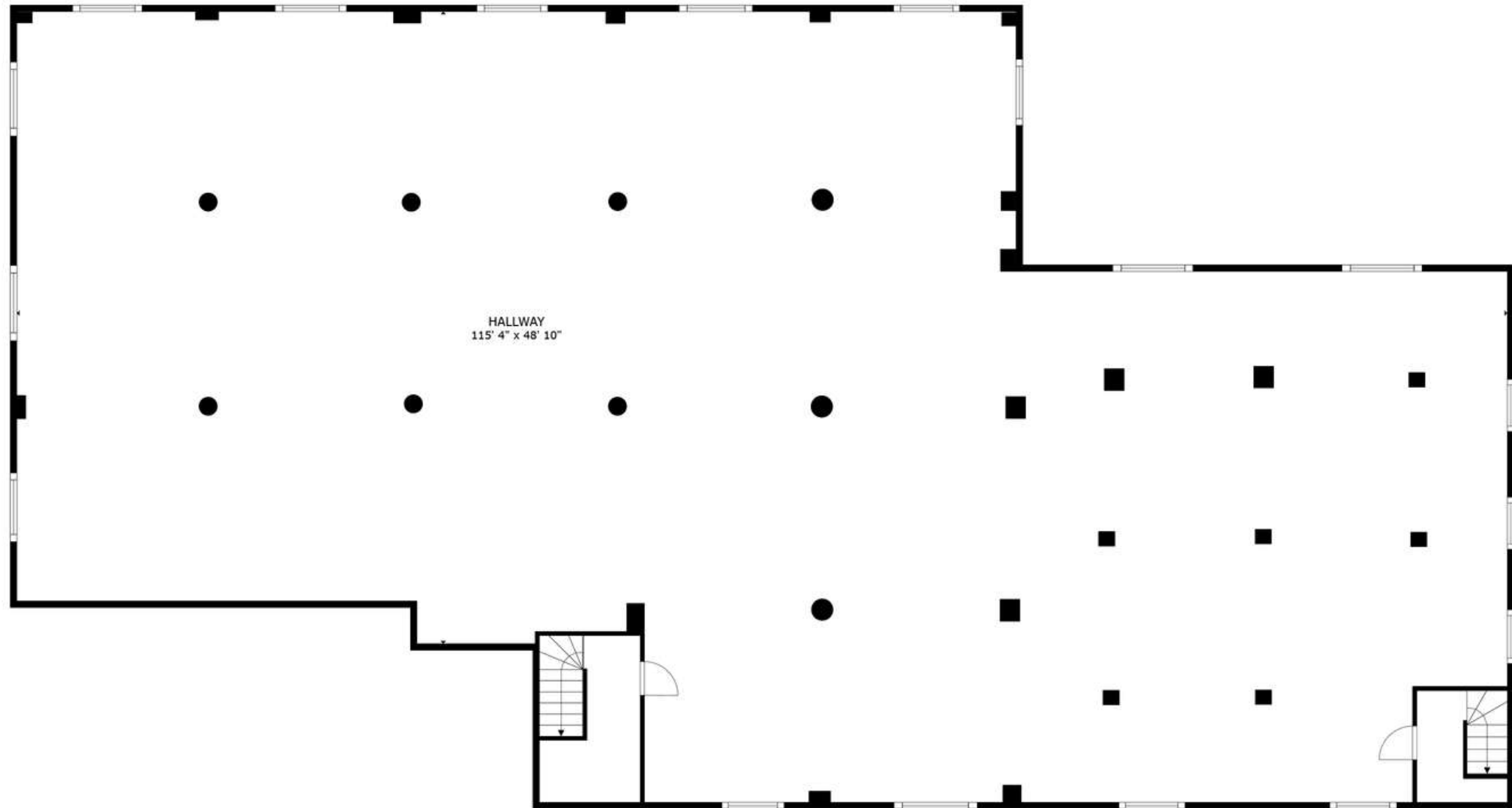


2nd Floor Photos









See instructions

Previously filed or recorded document, check (✓) one and fill in appropriate information:

☐ Certificate of Survey No. _____; Parcel/Tract No. _____

☐ Deed Exhibit; Book _____ Page _____ or Doc. No. _____

☐ Other filed or recorded document (describe) _____

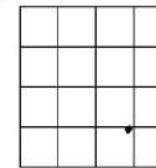
(describe such as southeast corner of Lot 3, etc.)



● A - FOUND LUND PLASTIC CAP
○ B, C, D, E - SET BRASS PLUG MARKED
"MAMMOTH 29090"

MAIMMOTH 25030
☒ F,G - NOTHING SET - BUILDING
 COR. CLOSE TO PROP. COR.

BEARINGS ARE RMTCRS BILLINGS COORD. SYSTEM
(NAD83-2011)



• Location in Sec. 33

This "Corner Record" was filed for record

Page No. _____

in Book No. _____

and/or Doc. No. _____

County Official

I, _____ certify that the work
represented herein was faithfully performed.

Signature of Ground Party Chief

No. 28090LS

Signature of Surveyor & Seal

Date: _____ Lic. No. _____

Employer: **MAMMOTH SURVEY CO.**

Adopted November 7, 2012, Montana Board of Professional Engineers & Professional Land Surveyors

LOCATION ACCURACY: 📍 EXCELLENT

Flood Zone Determination		OUT ^
COMMUNITY		300085
PANEL		1290E
PANEL DATE	November 06, 2013	
MAP NUMBER	30111C1290E	

Map Satellite

North Park

N 19th St 6th Ave N N 18th St 4th Ave N 3rd Ave N 2nd Ave N 1st Ave N N 15th St Montana Ave Minnesota Ave S 21st St S 22nd St

4th Ave N 3rd Ave N 2nd Ave N 1st Ave N N 18th St Montana Ave Minnesota Ave S 18th St

90

1st Ave S

Montana Ave Minnesota Ave

RISK OVERLAYS

☒ FLOOD ZONES

X500 or B Zone

A Zone

V Zone

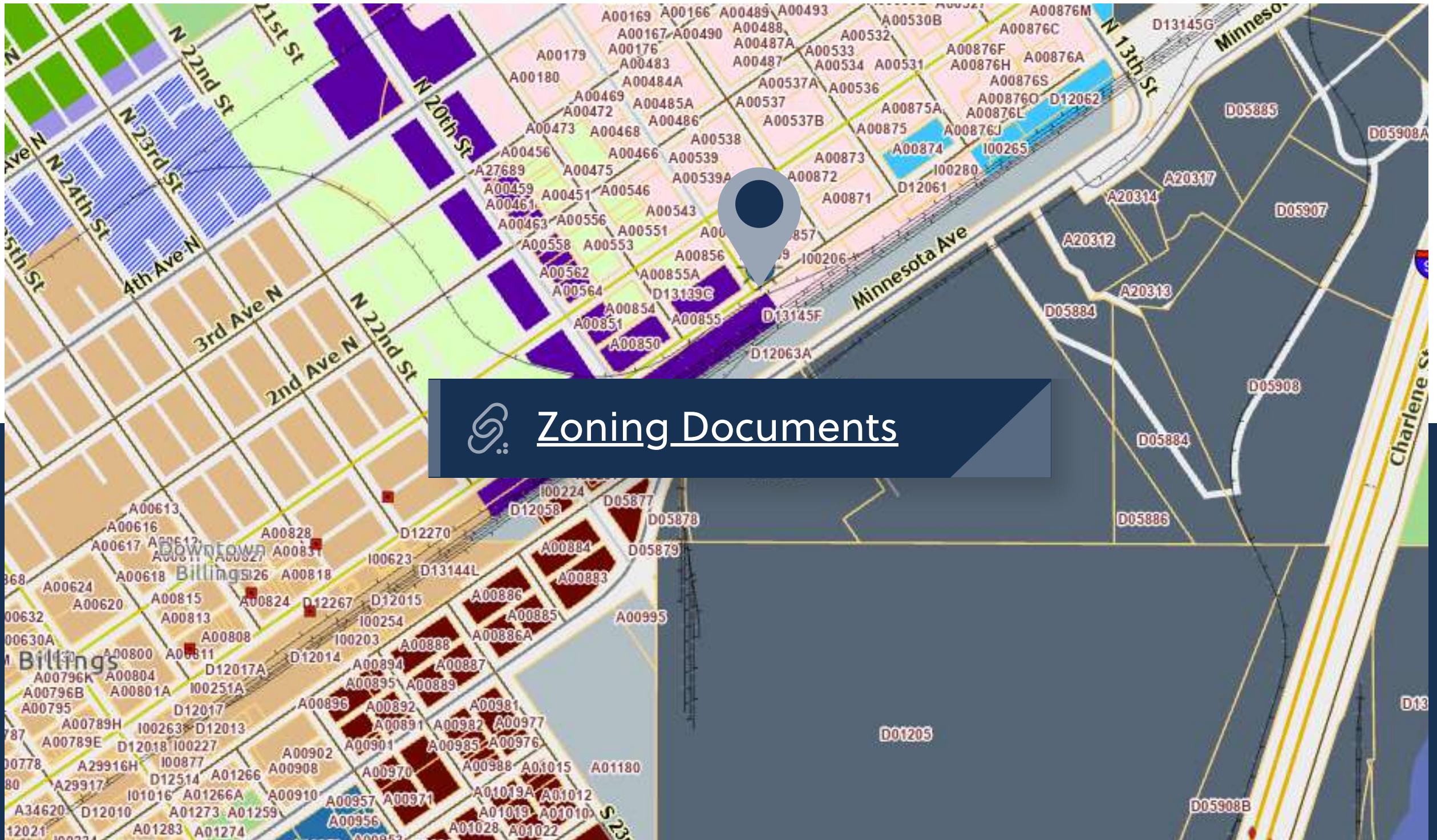
D Zone

Floodway

CBRA

Vertical Drain

Flood Plain



[Zoning Documents](#)

FINANCIALS



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Name of Company	
Company	American Medical Response
Lease Rate	\$2,732 per month plus NNN
Lease Renewal Options	Two 5-year renewal options available, with 90 days' written notice required before expiration, 3% per year escalations
Lease Expires	December 31, 2027
Usage	Usage of the facility is for ambulance storage and repairs

About the Tenant

American Medical Response (AMR) is a leading U.S. ground ambulance and emergency medical services (EMS) provider, part of the Global Medical Response (GMR) family of companies. It partners with hospital systems, counties, and municipalities to deliver pre-hospital care, operating a fleet of 7,000+ ambulances and support vehicles for 911 emergency response and interfacility transport, spanning basic life support, advanced life support, and critical care. As GMR's flagship ground ambulance operation, AMR taps into national and local resources to extend hospital-level care into communities, aligning with GMR's broader mission of providing equitable, timely healthcare access through both ground and air medical transport services.



MARKET OVERVIEW



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Billings Air Service

Billings Logan International Airport offers **direct flights** to major cities on the west coast and midwest.

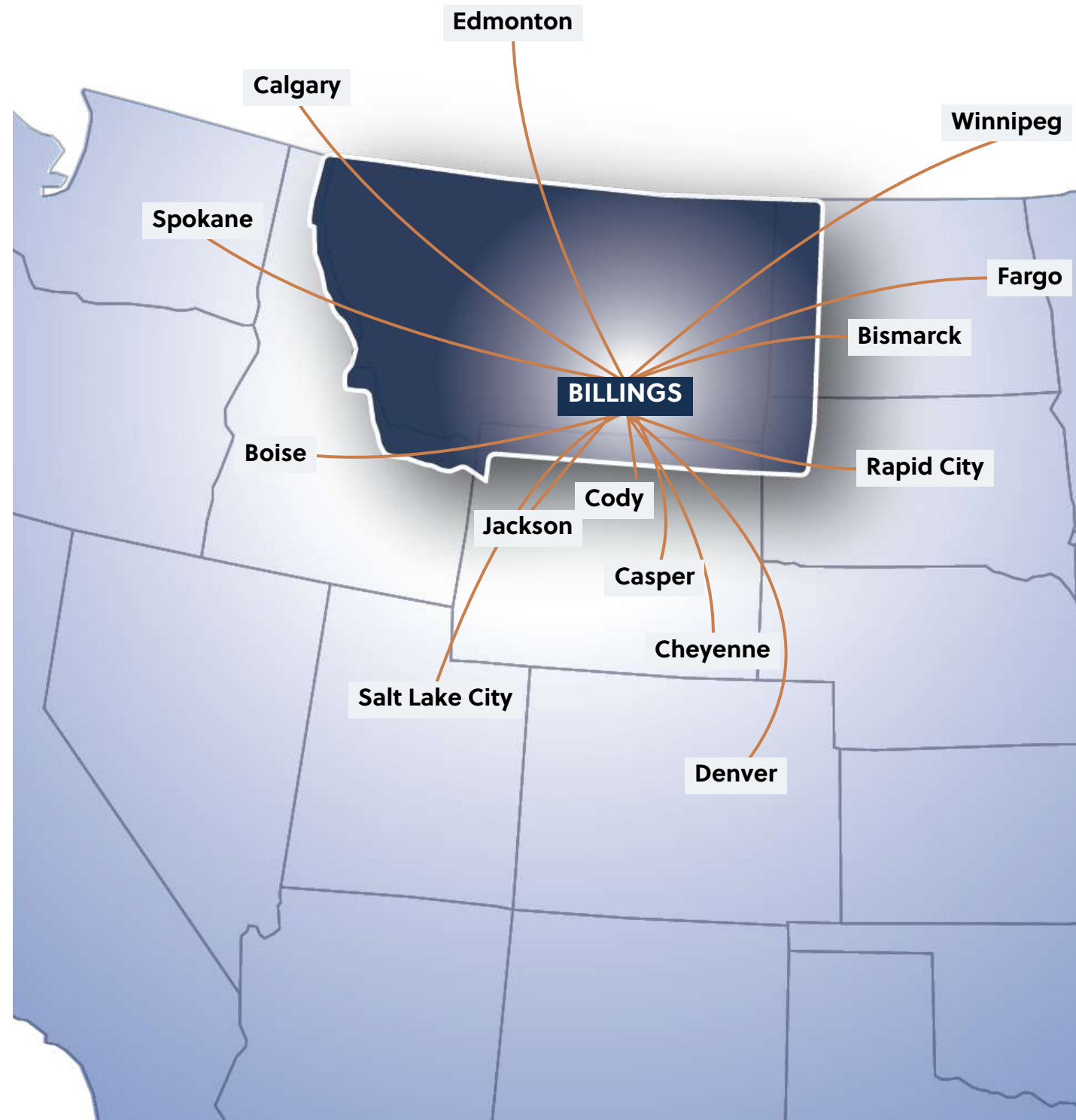


Billings Access

Billings offers strategic proximity to major cities in the Mountain West, Midwest, and Canada.

Billings is within a day's truck drive of cities across the Mountain West, including major Canadian metros. Set at the intersection of I-90 and I-94, Billings has become a major center for distribution in the west.

Access to rail and the Billings Logan International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

Billings Clinic

1,000+ employees

St. Vincent Healthcare

3,000+ employees

First Interstate Bank

500+ employees

Cenex Harvest States

500+ employees

Phillips 66 Company

250+ employees

Rocky Mountain College

250+ employees

Charter Communications

250+ employees

ROI Solutions

250+ employees

Noteworthy



Source: Montana Department of Labor & Industry | Montana High Tech Business Alliance



#16 Best Run Cities in America 2024

Wallet Hub

Known as Montana's Trailhead

Easy access to the scenic Beartooth Mountains

Museums and Culture

Diverse offerings including the Western Heritage Center, Yellowstone Art Museum, Moss Mansion and Tippet Rise Art Center

Rich History

Home of the Little Bighorn Battlefield National Monument and Pompeys Pillar National Monument

Top City for Beer Drinkers

Known for the Billing's Walkable Brewery District with six breweries, two distilleries, and a cider house

Regional Shopping Destination

Home of Rimrock Mall, the state's largest shopping center

Billings MSA Population 2023: 180,641

Montana's largest city, growth rate of 1.1% per year

Median Age 39.9 Years Old

The median age in the US is 38.2

42.7% Degreed

Associates degree or higher, 9.3% have a graduate level degree

\$62,788 Median Household Income

30.2% Renters

Top 5 Occupations

Office & Admin Support, Sales, Food Service, Transportation, Healthcare

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ACCESS

22 Minutes

Average Commute Time

43% Multimodal Commuters

Walk or bike to work

41 Hours Saved

41 hours saved in commute yearly over national average

10 Non-Stop Air Destinations

At the Billings Logan International Airport

45 Miles

Of multi-use trails are located across Billings

9 Routes

Provided by a bus network across the City of Billings

17 EV Charge Stations

Available to the public for free across Billings

ECONOMY

A Diverse Economy

Billings has industry clusters in Coal/Oil/Power, Healthcare, Metal Manufacturing, and Financial Services

Low Tax Burden

Montana has one of the lowest rates of business taxes in the US, making it a cost-effective place to operate a company

Centrally Located to Move Freight

Interstate 90 serves East to West transportation, and offers access to railways that carry some of the highest volumes of freight in the US

High Workforce Participation Rate - 66%

The US workforce participation rate is 63%

A Growing Economy

From 2018 to 2023, employment grew by 6.1%, the number of firms grew by 17%. Wages grew by 32%.



Brokerage Advisors



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



MICHAEL SPEIDEL
Commercial Real Estate Advisor Coldwell
Banker Commercial CBS

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive-level healthcare experience at both the regional and C-suite level. He specializes in retail, office, industrial, multifamily, and senior housing properties.

Disclaimer & Limiting Conditions

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.