



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

## KIDS WORLD LEARNING CENTER

\$419,000

1207 Palomino Place  
Billings, MT 59101

AVAILABLE SPACE  
3,568 SF

### AREA

The Kids World Learning Center is located in Lockwood east of Johnson Lane on Palomino Place. The property is located on a .931 acres parcel in a residential setting.

CBCMONTANA.COM



### Child Care Center

**Todd Sherman**  
406.570.8961  
todd@cbcmontana.com

**George Warmer**  
406.855.8946  
george@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



**SALE**

# KIDS WORLD LEARNING CENTER

1207 Palomino Place, Billings, MT 59101



## OFFERING SUMMARY

Sale Price: \$419,000

Lot Size: 0.93 Acres

Building Size: 3,568 SF

Price / SF: \$117.43

## PROPERTY OVERVIEW

Established child care center and preschool for over 20 years Licensed for 70 children ages 0-12 years of age.

## PROPERTY HIGHLIGHTS

- Large 3,568 SF well maintained day care center
- Well maintained and landscaped grounds including large fenced playground
- 4 full time staff, 2 part time staff
- All teachers are certified preschool and/or infant/toddler teachers

CBCMONTANA.COM

Todd Sherman  
406.570.8961  
todd@cbcmontana.com

George Warmer  
406.855.8946  
george@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

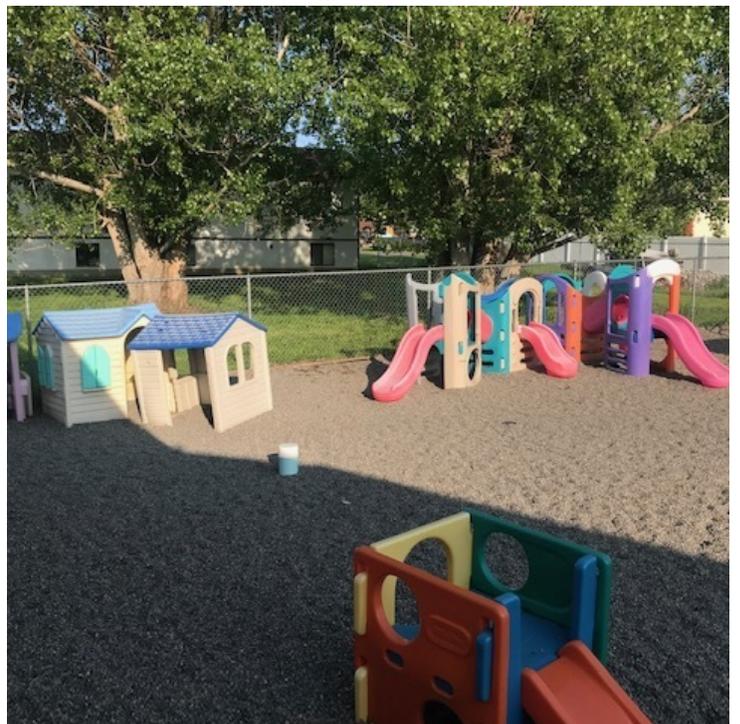
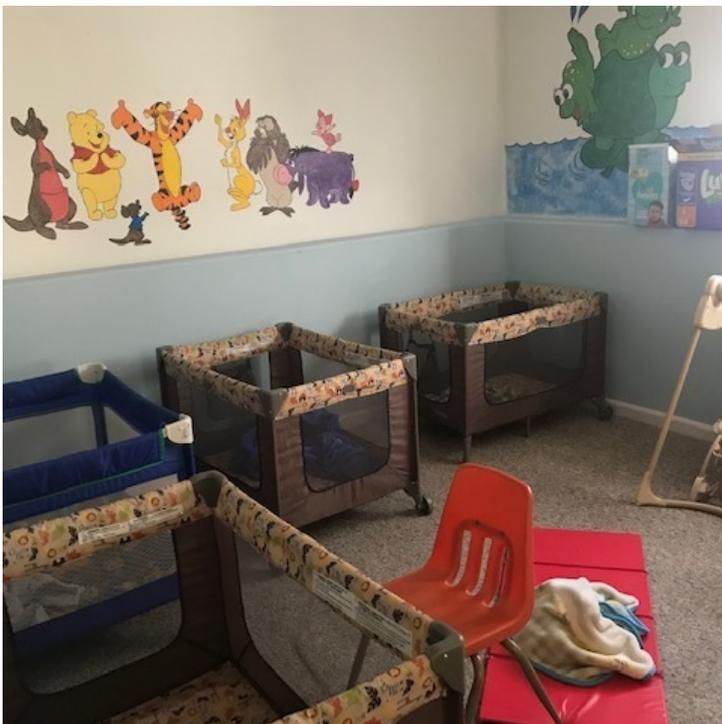
CBS



## KIDS WORLD LEARNING CENTER

1207 Palomino Place, Billings, MT 59101

SALE



[CBCMONTANA.COM](http://CBCMONTANA.COM)

Todd Sherman

406.570.8961

[todd@cbcmontana.com](mailto:todd@cbcmontana.com)

George Warmer

406.855.8946

[george@cbcmontana.com](mailto:george@cbcmontana.com)



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



# KIDS WORLD LEARNING CENTER

1207 Palomino Place, Billings, MT 59101

# SALE



Google

Map data ©2019

CBCMONTANA.COM

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com

George Warmer  
 406.855.8946  
 george@cbcmontana.com



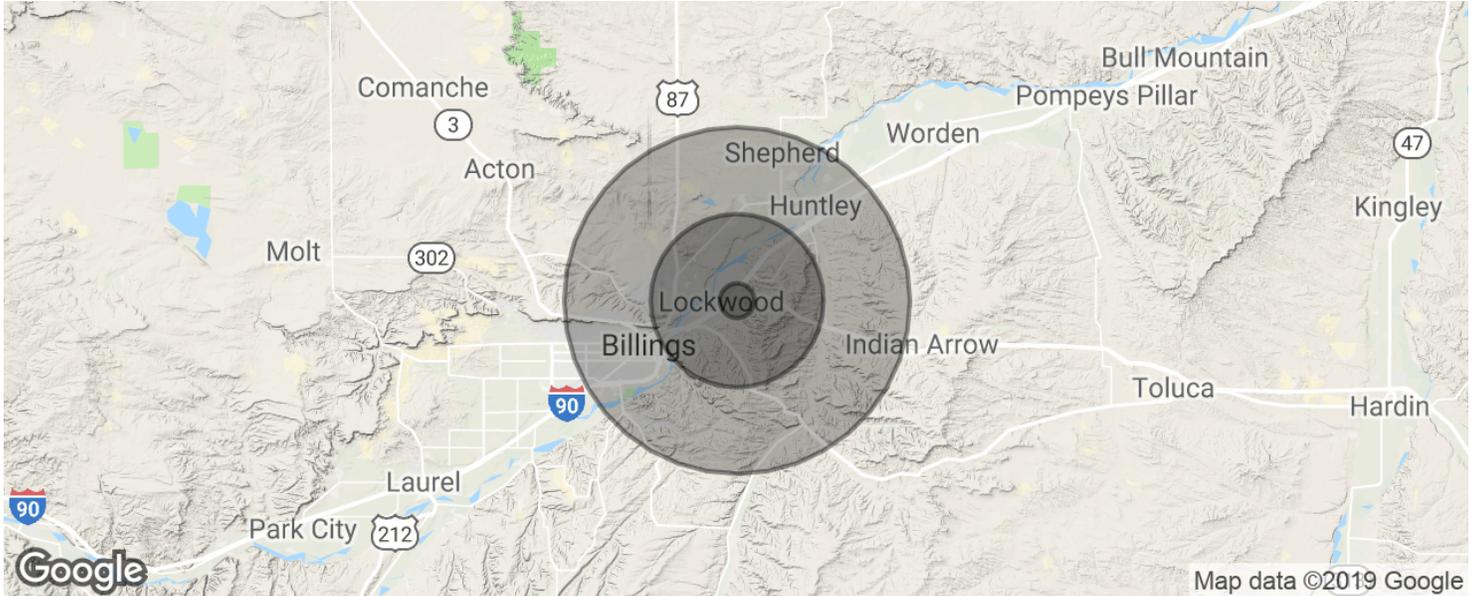
**COLDWELL  
BANKER  
COMMERCIAL**

CBS



# KIDS WORLD LEARNING CENTER

1207 Palomino Place, Billings, MT 59101



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,035	17,715	80,392
Median age	34.9	35.5	35.6
Median age (Male)	34.3	33.5	34.4
Median age (Female)	36.7	38.3	37.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	423	6,955	32,815
# of persons per HH	2.4	2.5	2.4
Average HH income	\$48,276	\$54,954	\$53,852
Average house value	\$124,330	\$150,431	\$152,406

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com

George Warmer  
 406.855.8946  
 george@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS