



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

MONTANA POWER BUILDING

\$350,000

113 N Broadway
Billings, MT 59101

AVAILABLE SPACE
6,162 SF

FEATURES

- 4th Floor Condo Available For Sale and lease
- SELLER FINANCING AVAILABLE
- Historic Montana Power Building
- Attractive Office Suites
- Common Area Restrooms
- Views of Beautiful Downtown



OFFICE

George Warmer
406 855 8946
george@cbcmontana.com

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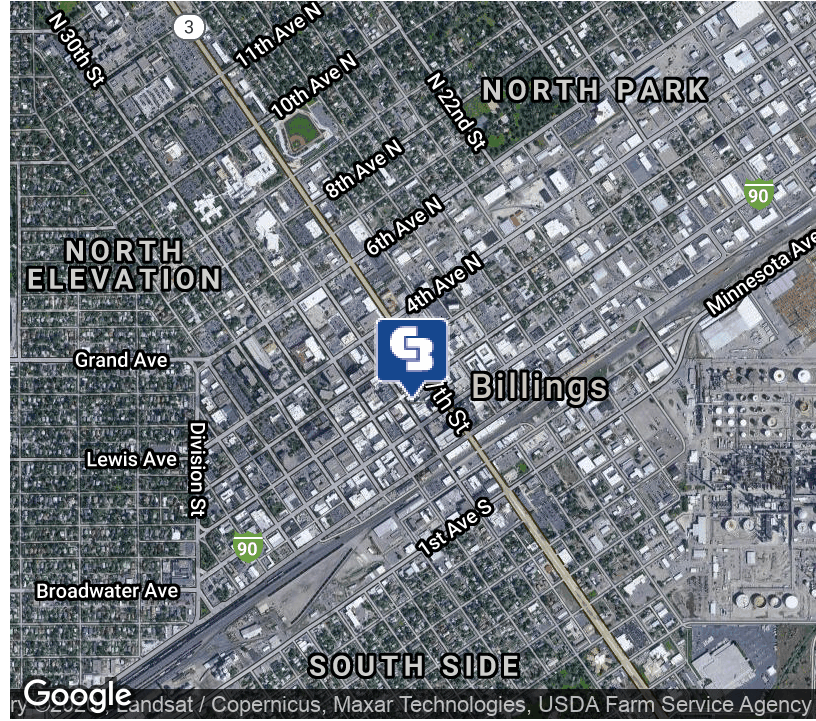
COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



MONTANA POWER BUILDING

113 N Broadway, Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price:	\$350,000
Available SF:	238 - 2,200 SF
Price / SF:	\$62.48
Building Size:	6,162 SF
Zoning:	CBD
Market:	CBD
Traffic Count:	3,291

PROPERTY OVERVIEW

The fourth floor of the iconic Montana Power building is for sale. The floor is comprised of six office suites. This is an ideal opportunity for a user owner looking for investment income. The larger unit includes its own private restrooms while the smaller suites share common area restrooms. The floor has direct access to the building elevator. SELLER FINANCING AVAILABLE TO QUALIFIED BUYER

PROPERTY HIGHLIGHTS

- Attractive Office Suites and views of beautiful downtown

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Montana Power Building Suite 402	\$915 per month	915 SF
Montana Power Building Suite 410	\$2,200 per month	2,200 SF
Montana Power Building Suite 404	\$275 per month	240 SF
Montana Power Building Suite 406	\$240 per month	240 SF
Montana Power Building Suite 408	\$740 per month	740 SF

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LEASE TYPE | MG TOTAL SPACE | 238 - 2,200 SF LEASE TERM | Negotiable LEASE RATE | \$240.00 - \$2,200.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Montana Power Building Suite 402	Available	915 SF	Modified Gross	\$915 per month
Montana Power Building Suite 410	Available	2,200 SF	Modified Gross	\$2,200 per month
Montana Power Building Suite 404	Available	240 SF	Modified Gross	\$275 per month
Montana Power Building Suite 406	Available	240 SF	Modified Gross	\$240 per month
Montana Power Building Suite 408	Available	740 SF	Modified Gross	\$740 per month

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LOCATION OVERVIEW

The Montana Power Building is located in the Heart of downtown and represents one of the most iconic properties on Broadway. The Montana Power Building sits close to the primary corner of Broadway Ave and 1st Ave N and surrounded by pubs, restaurants, galleries and the historic Northern Hotel.

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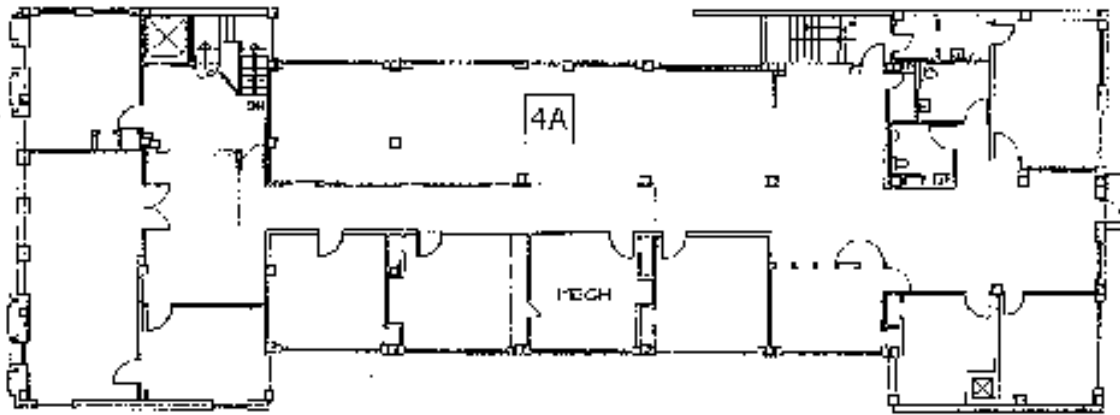
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FOURTH FLOOR

UNIT 4A = 4253 SF
COMMON = 1664 SF
TOTAL = 6182 SF



DATE 10-1-17

5

MONTANA POWER BUILDING
BILLINGS, MONTANA

OA
O2 ARCHITECTS
224 N. BROADWAY #250
BILLINGS, MONTANA 59101
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4TH FLOOR PLAN

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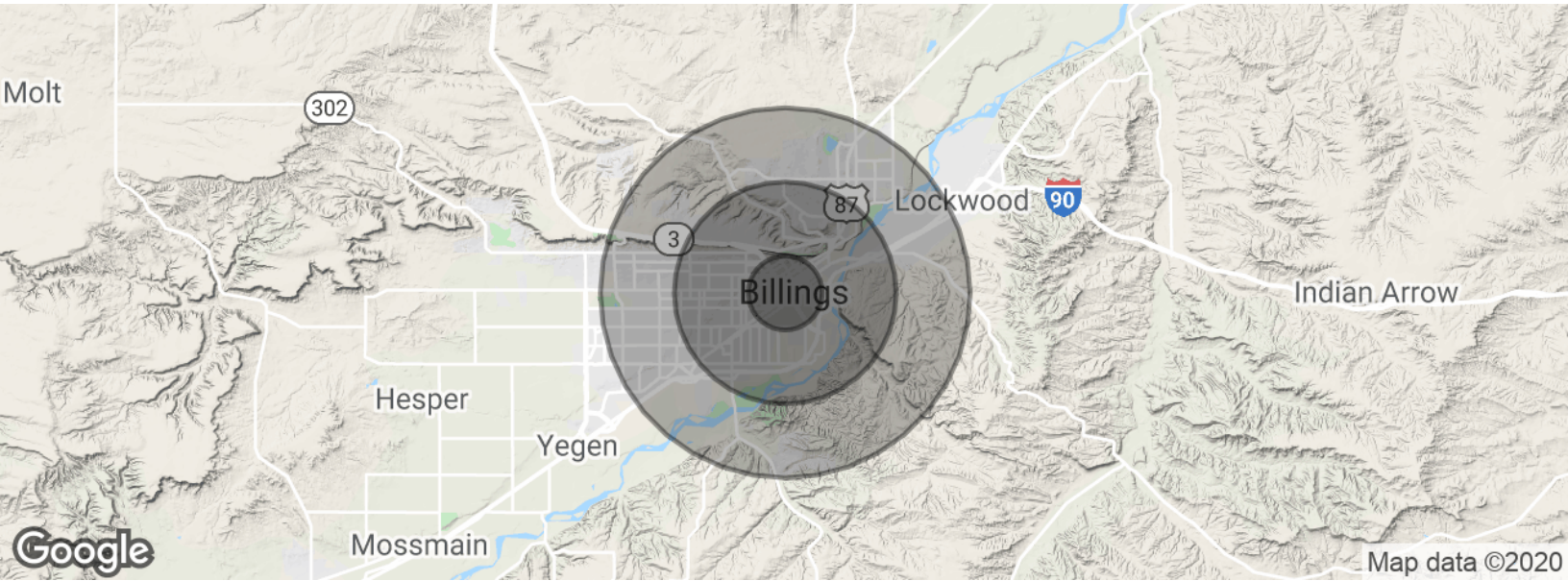
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,933	57,650	100,486
Median age	35.2	34.4	36.0
Median age (Male)	34.9	33.2	34.6
Median age (Female)	35.0	36.5	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,019	24,620	42,508
# of persons per HH	2.2	2.3	2.4
Average HH income	\$39,247	\$49,919	\$53,973
Average house value	\$179,173	\$149,857	\$163,436

* Demographic data derived from 2010 US Census

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GEORGE WARMER

Managing Partner

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Direct: 406.855.8946 | Cell: 406.855.8946

MT #14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® 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. In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions. In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member TRANSACTIONS OF NOTE Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

University of Southern California - BA
University of Denver - MBA

MEMBERSHIPS

CCIM
ICSC
Billings Library Foundation -Treasurer & Finance Chair
Big Sky Economic Authority - Member

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