



**COLDWELL
BANKER
COMMERCIAL**

CBS

2727 CENTRAL AVE

\$2,775,000 (\$14.00 PSF Gross)

2727 Central Ave
Billings, MT 59102

AVAILABLE SPACE
13,600 SF

FEATURES

- 29,908 Sf Office Building
- 2.273 Acres
- Abundant Parking, Offices, Conference Rooms, & ADA Restrooms

AREA

Located on the NW Corner of Central Ave & 25th St W



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OFFICE

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

SALE / LEASE

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Property Overview

Floor Plans

Additional Photos

Additional Photos

Location Maps

Demographics Map & Report

Advisor Bio 1

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OFFERING SUMMARY

Sale Price:	\$2,775,000
Available SF:	13,600
Lease Rate:	\$14 PSF Gross
Lot Size:	98,981 SF
Year Built:	1974
Zoning:	Community Commercial
Price / SF:	\$98.78

PROPERTY OVERVIEW

13,600 SF Office Building located on the NW corner of Central Ave & 25th St W. The 2.27 acre site offers abundant off-street parking.

PROPERTY HIGHLIGHTS

- Offices
- Open Floor Space
- Multiple Conference rooms
- Break Rooms
- ADA Restrooms
- Large Pylon Sign

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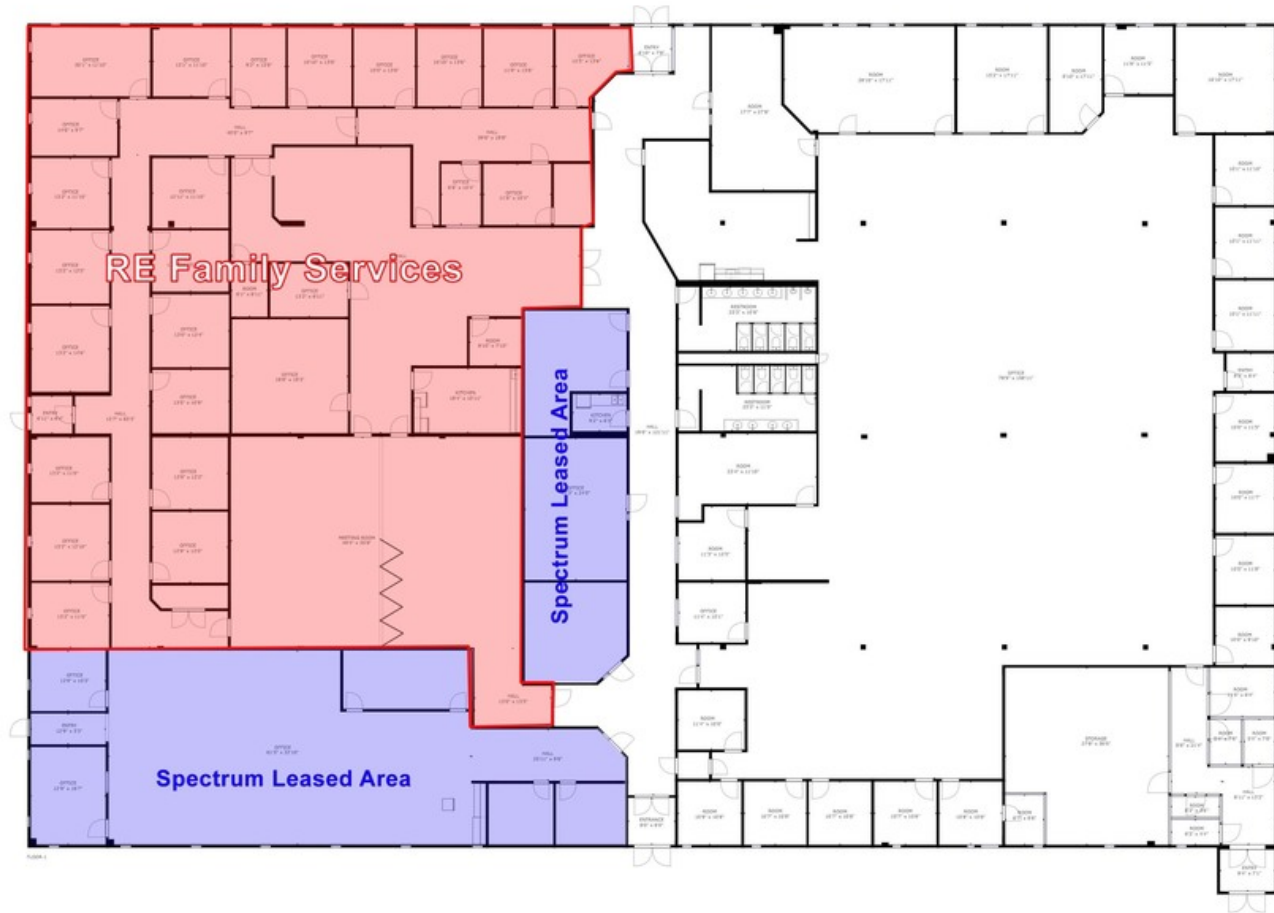
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GROSS INTERNAL AREA
 FLOOR 1: 29238 sq ft
 TOTAL: 29238 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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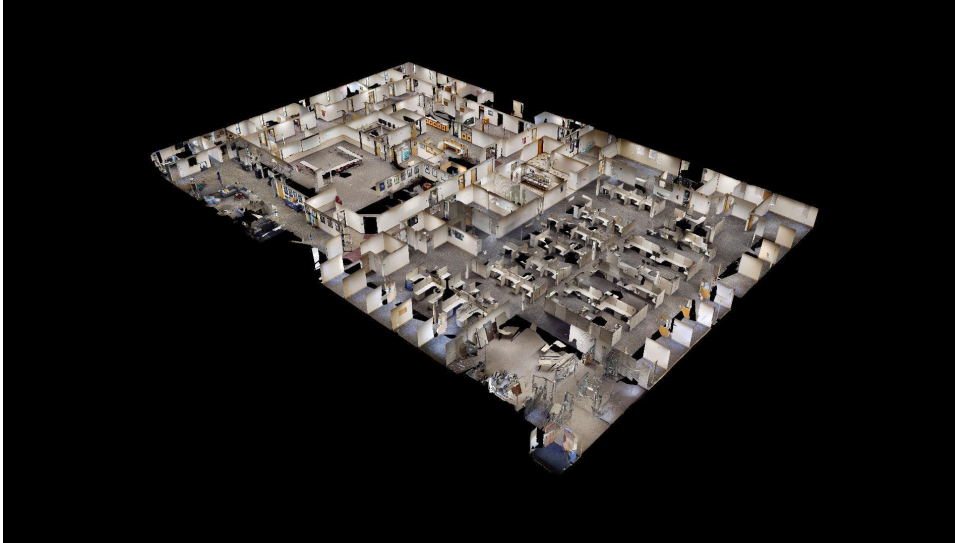
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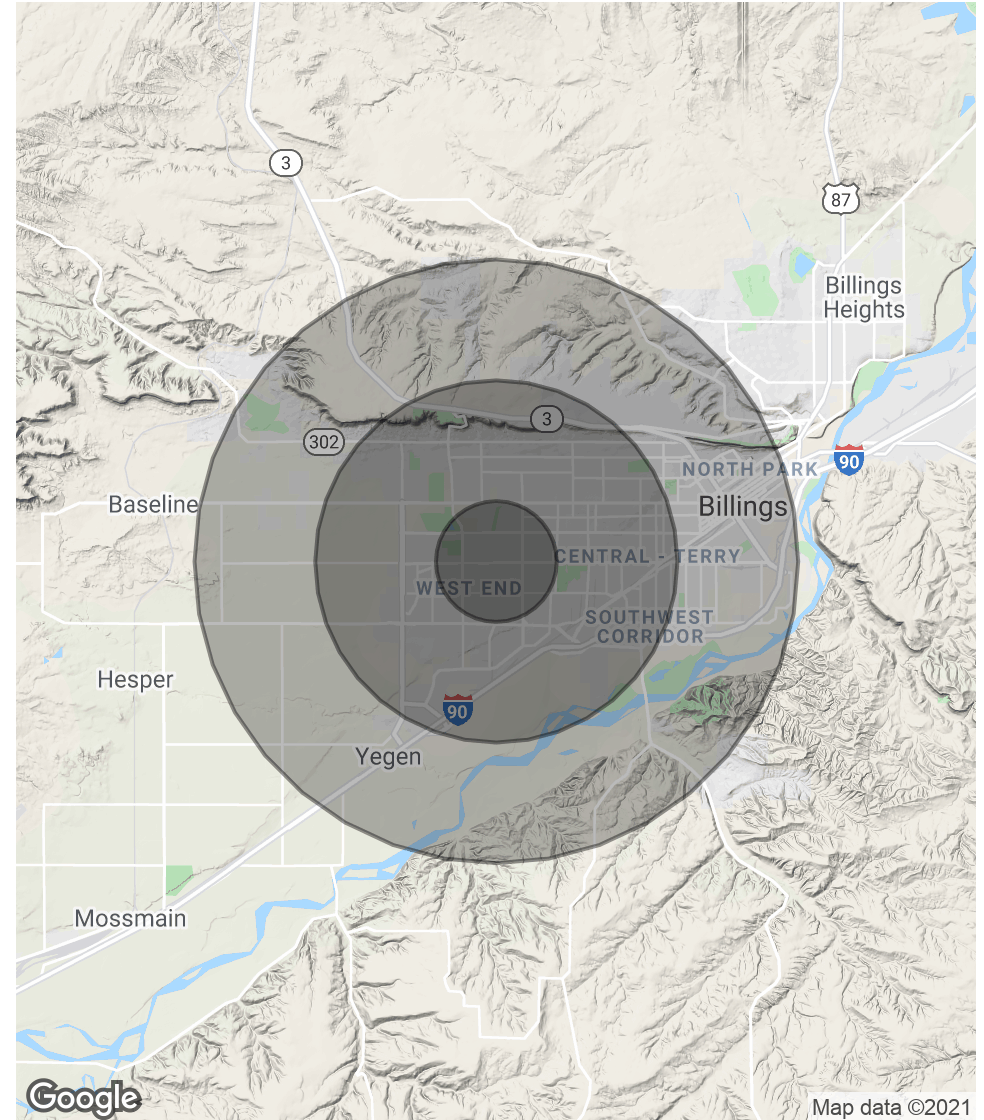
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,318	67,218	100,516
Average age	40.0	39.3	38.2
Average age (Male)	37.7	36.9	36.4
Average age (Female)	41.8	42.1	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,125	30,024	44,212
# of persons per HH	2.3	2.2	2.3
Average HH income	\$57,875	\$59,024	\$58,320
Average house value	\$167,349	\$190,242	\$192,075

* Demographic data derived from 2010 US Census



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GEORGE WARMER, CCIM

Managing Partner

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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

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