



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

509 N 27TH ST

Billings, MT 59101

AVAILABLE SPACE

9,125 SF

ASKING PRICE

\$450,000

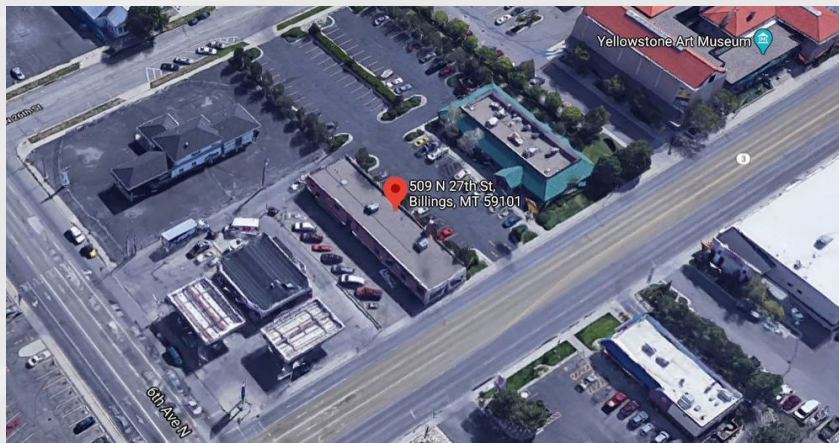
AREA

Superior Downtown Location

Close to Medical Corridor

Excellent visibility

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OFFICE

George Warmer, CCIM

O: 406 656 2001 | C: 406 855 8946

george@cbcmontana.com

Todd Sherman

O: 406 656 2001 | C: 406 570 8961

todd@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

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Property Overview

Additional Photos

Location Map

Demographics Map & Report

Advisor Bio 1

Advisor Bio 2

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OFFERING SUMMARY

Sale Price: \$450,000

Available SF: 9,125 SF

Lot Size: 10,500 SF

Zoning: CBD

Price / SF: \$49.34

PROPERTY OVERVIEW

Excellent Downtown Location

Off Street Parking

Multiple Offices

ADA Restrooms

High Ceiling Basement

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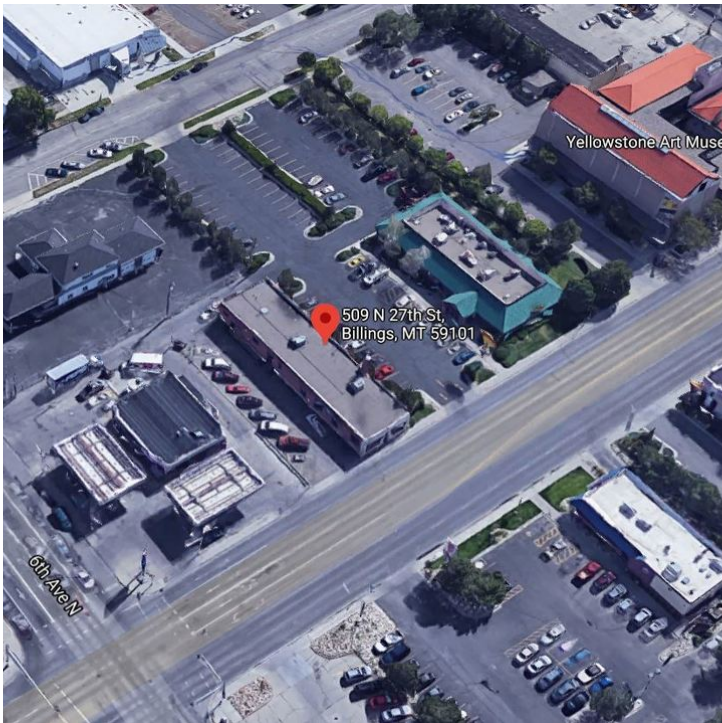
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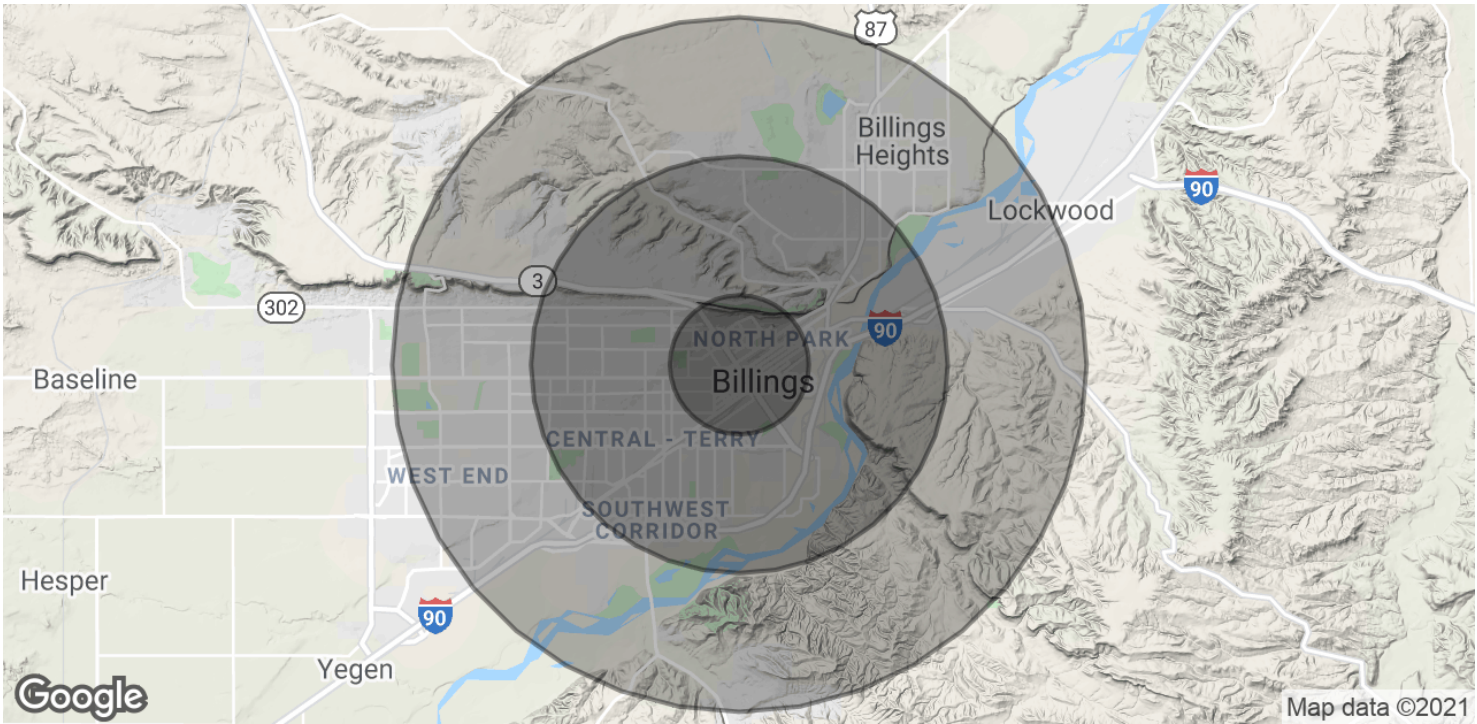
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,225	60,567	102,254
Average age	35.3	34.4	36.1
Average age (Male)	34.9	33.2	34.6
Average age (Female)	35.6	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,284	25,848	43,295
# of persons per HH	2.2	2.3	2.4
Average HH income	\$40,094	\$50,784	\$54,302
Average house value	\$201,339	\$152,234	\$163,805

* Demographic data derived from 2010 US Census

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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | **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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TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd grew up in the Northwest, and has spent much of his life enjoying the great outdoors, including both snow and water skiing, running, golfing, hiking and camping. Todd went to college at University of Oregon where he studied business. Todd began his career in the title business in Portland, Oregon, and was a county manager for a Fortune 500 title company in Oregon, Washington, and Montana for over 21 years. While in Montana, he met his wife Colleen, and together they have 4 children. When Todd isn't spending time with his wife and children, he tries to stay involved in his local community through volunteering at his church, or helping business owners through the BEAR Program at the Big Sky EDC/EDA. Todd is also a member of the Downtown Exchange Club, and the Billings Chamber of Commerce. Todd has been in the Commercial real estate business for 2 years, and has had over 20 transactions in business sales, industrial properties, and several offices leases. As Todd has been in the business community in Billings for over 18 years, he can share his passion of Commercial real estate with his vast network of friends and clients on a daily basis. Primary Specialty: Commercial and Investment Properties-Leasing and Sales

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