



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

Prime  
Development  
Site

**1403 1ST AVE N**

Billings, MT 59101

AVAILABLE SPACE  
24,500 SF

ASKING PRICE  
\$514,000 / \$21 PSF

AREA  
Located in South East Billings



**OFFICE**

George Warmer, CCIM  
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

CBCMONTANA.COM



## 1403 1ST AVE N

Billings, MT 59101

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

SALE

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# SALE



## OFFERING SUMMARY

Sale Price: \$514,000

Lot Size: 24,500 SF

Zoning: Improved Property-Urban

Price / SF: \$21.00

## PROPERTY OVERVIEW

Former site of the Lazy K T Motel

## PROPERTY HIGHLIGHTS

- Prime Development Site
- Excellent Retail, Office or Medical Use
- City Services Available
- Excellent Visibility
- Ready To Build!
- Located in the EBIRD

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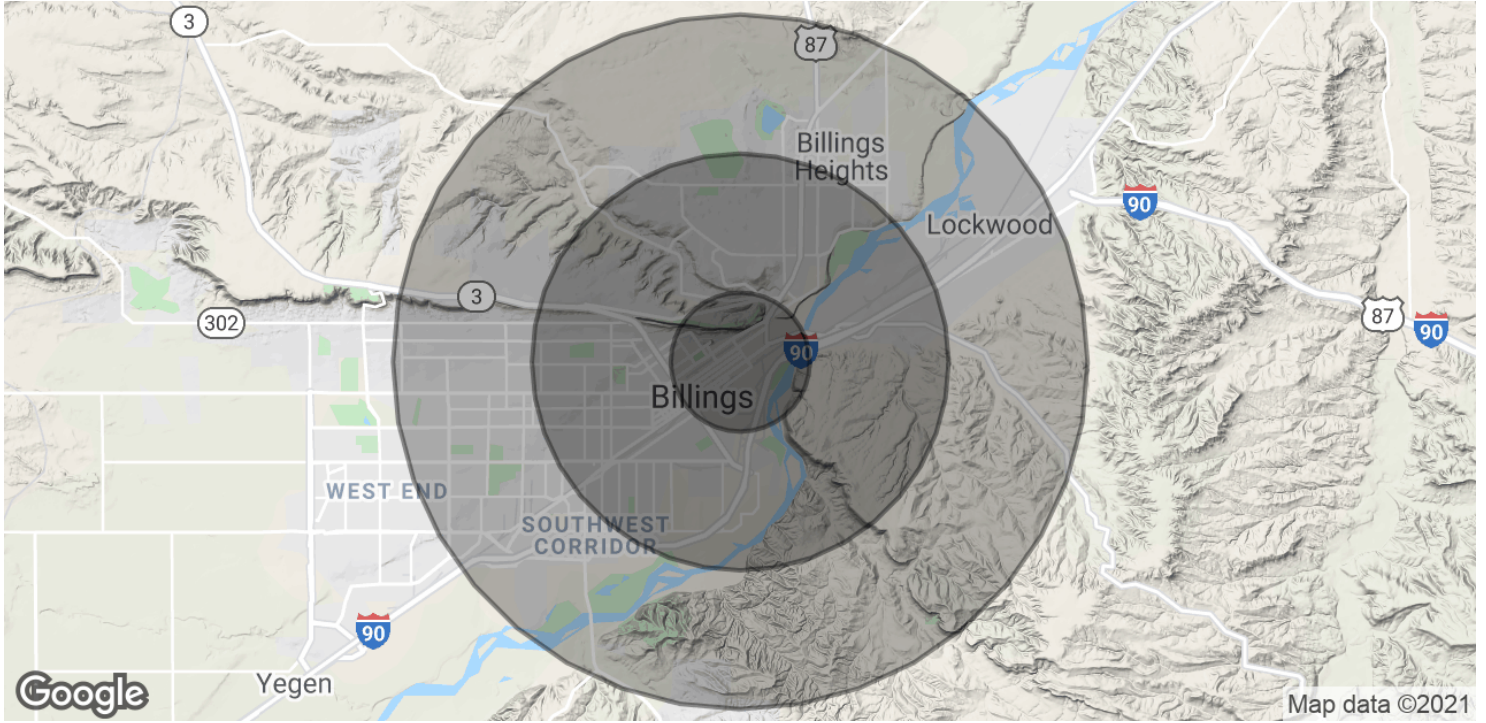




# 1403 1ST AVE N

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,846	49,092	92,476
Average age	35.4	35.0	35.1
Average age (Male)	35.9	34.1	33.6
Average age (Female)	33.8	36.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,535	20,646	38,902
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,483	\$50,214	\$52,556
Average house value	\$111,661	\$147,812	\$154,982

\* 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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