



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## 64TH ST W & KING AVE W

Billings, MT 59106

### AVAILABLE SPACE

38.656 Acres

### ASKING PRICE

\$1,043,000

### FEATURES

- 30' Access Easement Available
- Easy access to King Ave W
- Ideal Residential or Industrial Use

### AREA

Located on 64th St W north of King Ave W  
Unzoned



### OFFICE

George Warmer, CCIM  
406 855 8946  
george@cbcmontana.com

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



## 64TH ST W & KING AVE W

Billings, MT 59106

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

SALE

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Billings, MT 59106

SALE



## OFFERING SUMMARY

Sale Price: \$1,043,000

Lot Size: 38.656 Acres

Zoning: Unzoned

Price / Acre: \$0.62

## PROPERTY OVERVIEW

LAND FOR SALE  
38.656 Acres

## PROPERTY HIGHLIGHTS

- 30' Access Easement Available
- Easy access to King Ave W
- Ideal Residential or Industrial Use
- Approximately 600' of frontage on 64th St W
- Unzoned

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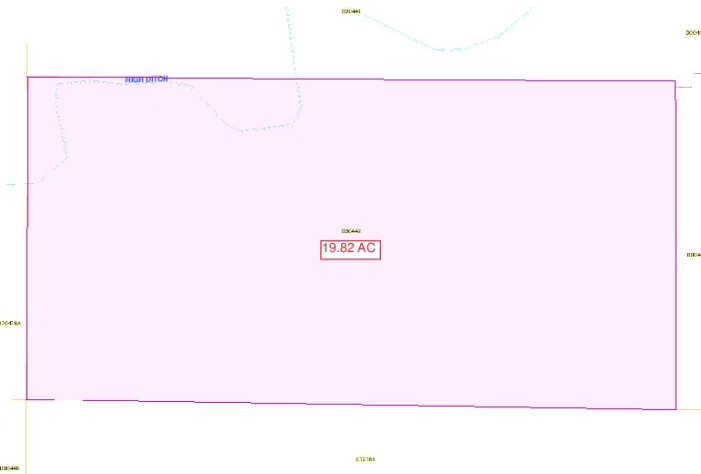
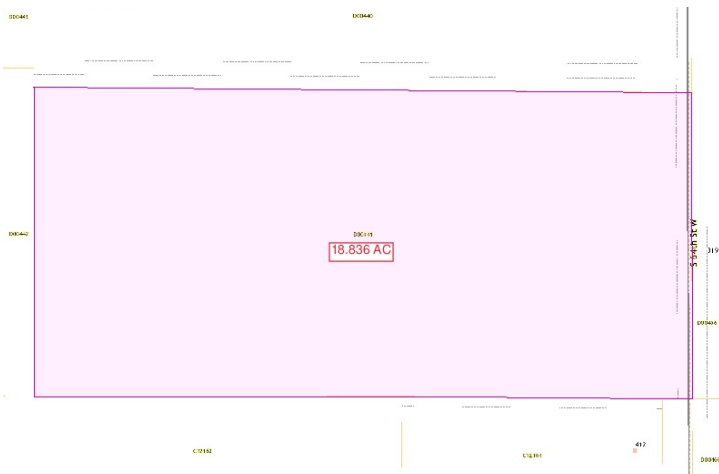
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Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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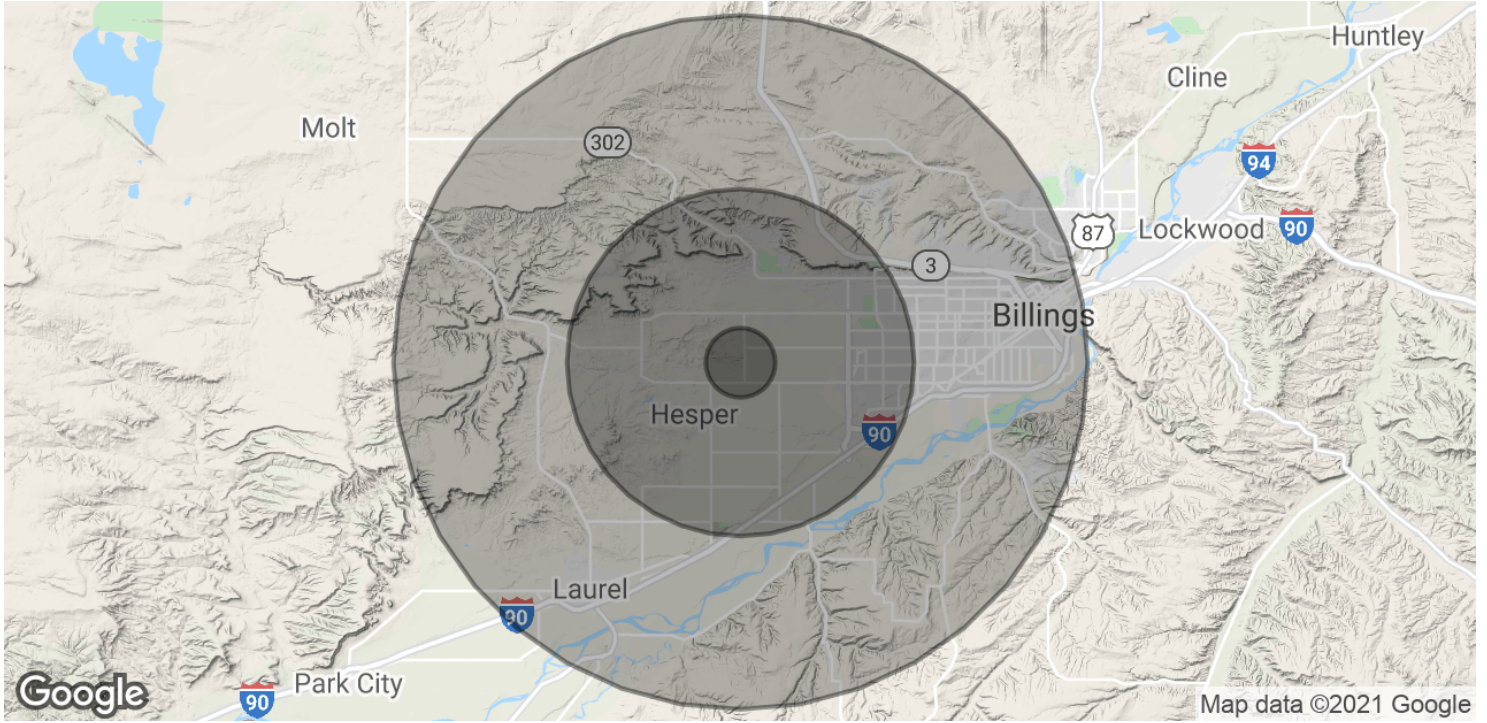




SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	16,639	85,988
Average Age	38.8	40.0	40.0
Average Age (Male)	39.9	39.1	38.2
Average Age (Female)	37.3	39.7	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	60	6,869	37,319
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$77,934	\$93,485	\$67,349
Average House Value	\$264,842	\$284,777	\$219,596

\* 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.

### 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

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.

### MEMBERSHIPS

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

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