



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

Prime  
Development  
Site

**1403 1ST AVE N**

Billings, MT 59101

AVAILABLE SPACE

24,500 SF

ASKING PRICE

\$19.75 PSF

AREA

Located in South East Billings



**OFFICE**

George Warner, 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



SALE

## 1403 1ST AVE N

Billings, MT 59101

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

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**1403 1ST AVE N**  
Billings, MT 59101

**SALE**



**OFFERING SUMMARY**

Sale Price: \$483,875

Lot Size: 24,500 SF

Zoning: Improved Property-  
Urban

Price / SF: \$19.75

**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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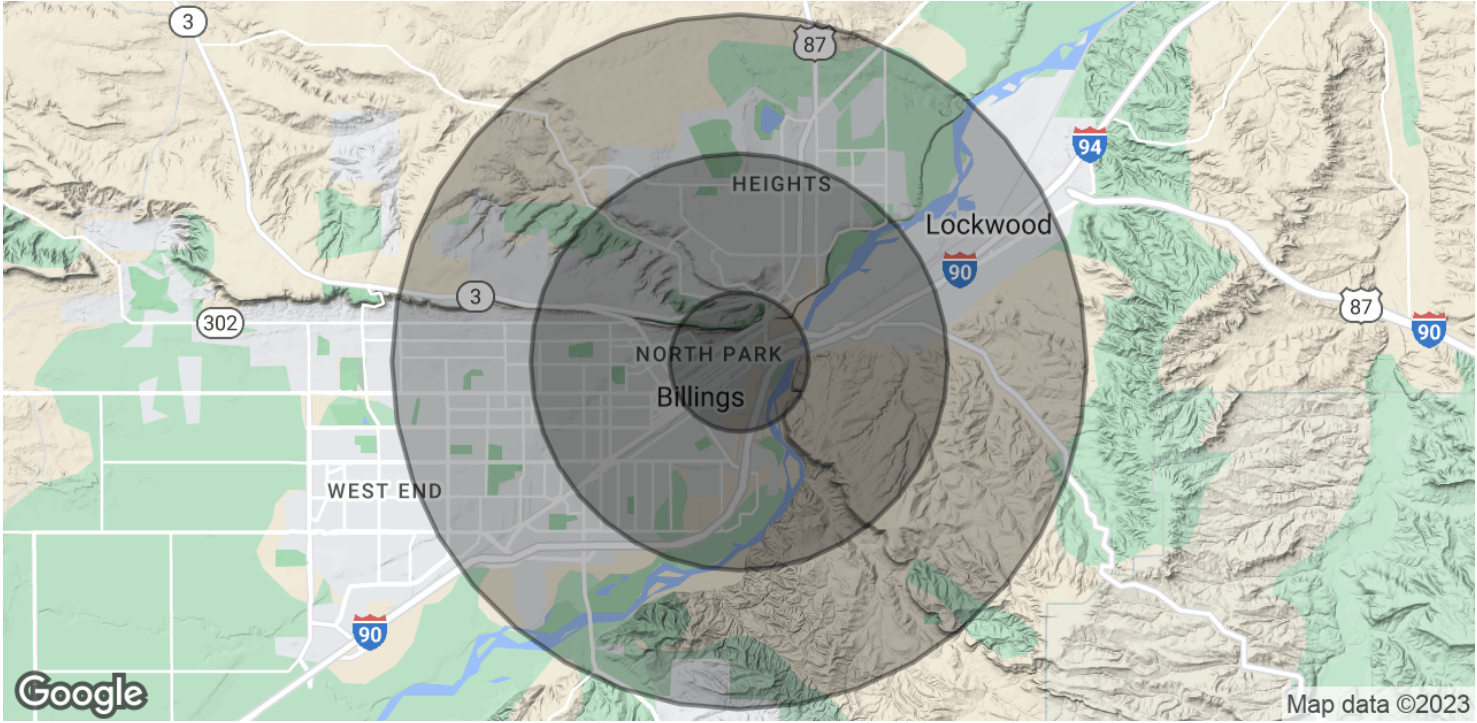




# 1403 1ST AVE N

Billings, MT 59101

SALE



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 2020 ACS - US Census



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**SALE**



**GEORGE WARMER, CCIM**

Managing Partner

george@cbcmontana.com

**Direct:** 406.656.2001 | **Cell:** 406.855.8946

MT #RRE-RBS-LIC-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 CCIM Designee 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.

## 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.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

## RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

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