

SALE / LEASE

209 S 1ST AVE

Laurel, MT 59044



SALE PRICE \$882,000

LEASE RATE \$9.50 SF/yr

George Warner, CCIM
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OFFERING SUMMARY

Sale Price:	\$882,000
Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	8,400 SF
Lot Size:	11,039 SF
Price / SF:	\$105.00
Year Built:	1978
Renovated:	2001
Zoning:	Highway Commercial

PROPERTY OVERVIEW

FOR LEASE at \$9.50/sf NNN

FOR SALE at \$882,000

New TPO roof with 20-year NDL warranty issued by GAF & front mansard completed in Sept 2021

PROPERTY HIGHLIGHTS

- 8,400 sf retail shell adjacent to Reese & Ray's IGA/ Albertson's
- Excellent visibility in a prime retail corridor
- Highest traffic counts in Laurel with over 13,000 cars per day
- Brand new Wendy's next door
- HVAC & Flooring updates
- Installed new Trane 7.5 ton package HVAC unit with AC and gas heat
- Upgraded the second Trane 7.5 ton HVAC with a new heat exchanges
- Asbestos Testing and Abatement completed September 1, 2022
- Removed all existing flooring finishes for a smooth and level concrete slab

George Warmer, CCIM

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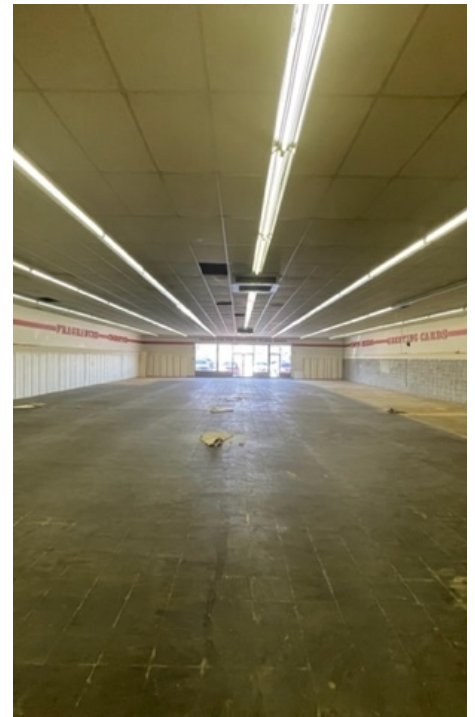
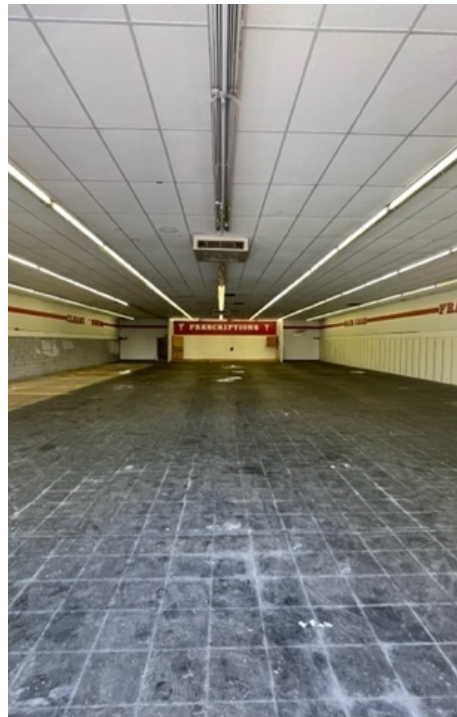
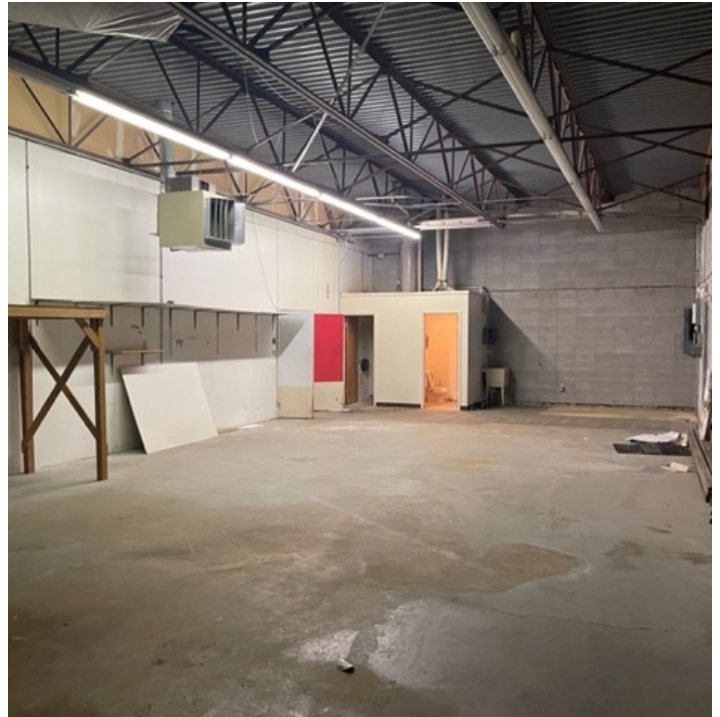


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PHOTOS

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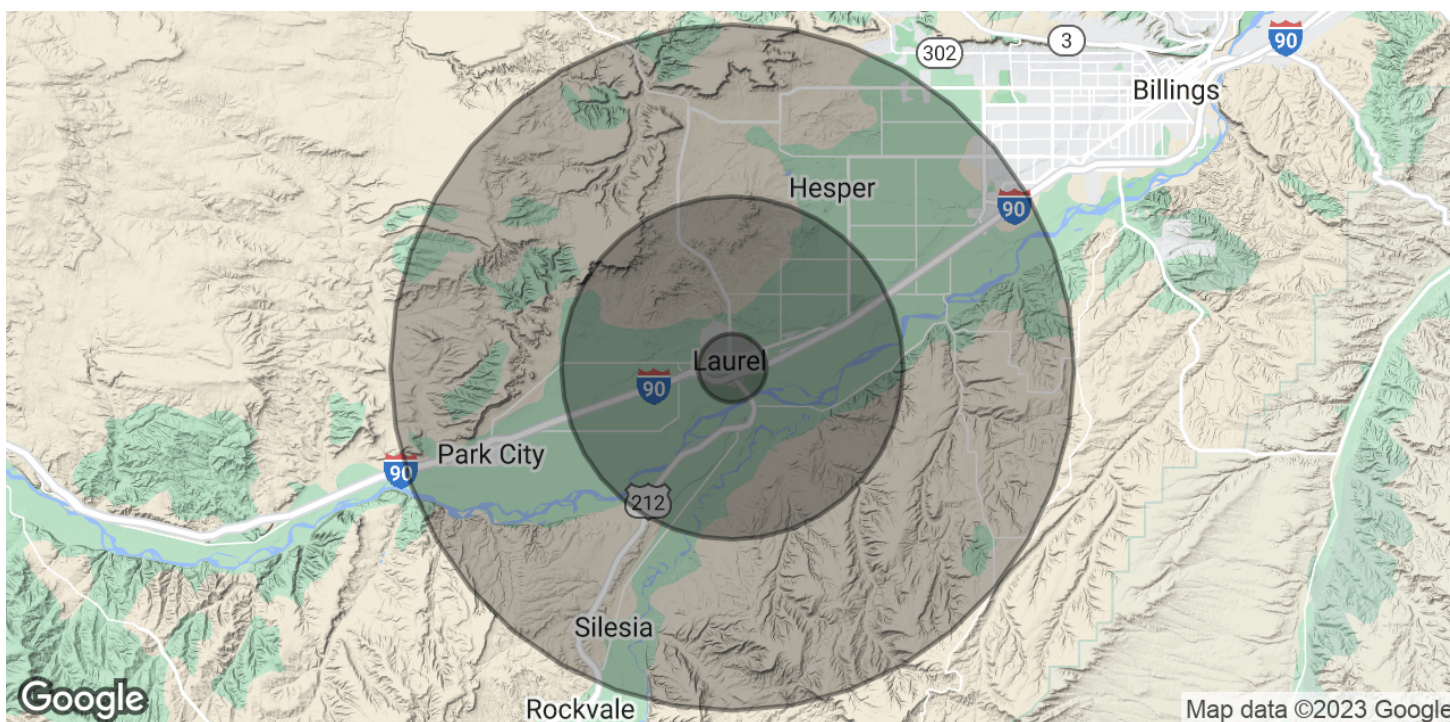


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	3,156	10,349
Average Age	38.8	38.8	38.9
Average Age (Male)	39.9	39.9	40
Average Age (Female)	37.3	37.4	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	60	1,167	3,830
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,934	\$77,037	\$76,664
Average House Value	\$264,842	\$258,735	\$257,456

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

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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.

TRANSACTIONS OF NOTE

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

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

CBS

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KYLE SCHLICHENMAYER, CCIM

Commercial Real Estate Specialist

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MT #RRE-RBS-LIC-70693

PROFESSIONAL BACKGROUND

In Kyle's first two and a half years in the industry, he has successfully closed over 60 transactions and achieved the CCIM designation, an achievement attained by less than 10% of all commercial real estate agents and brokers nationally. A CCIM is a Certified Commercial Investment Member. For more than 50 years, the CCIM designation remains the gold standard for commercial real estate professionals. CCIMs complete a rigorous program of advanced coursework and training in financial and market analysis and demonstrate extensive experience in the commercial real estate industry. As a CCIM, Kyle has proven expertise in financial, market, user and investment analysis and utilizes these to help his clients minimize risk, maximize return, optimize the value of real estate, make better informed decisions, and develop a comprehensive commercial real estate strategy. When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. When you hire a CCIM, you're hiring the most advanced, knowledgeable commercial real estate professional. With a wide range of transaction experience in sales and leasing of office, retail, land and industrial, Kyle has thoroughly enjoyed working with buyers and tenants looking to expand their businesses and their real estate portfolio. Notable transactions include representing buyers in the purchase of a 24,000 SF state of the art warehouse, the purchase of a 16,000 sf office building the purchase of an 8,000 sf bar/restaurant/casino. He has also represented the Seller in the sale of a 26,000 sf office building. With an eye for detail and analysis, Kyle has worked with local banks to complete over 40 property evaluations, or broker's opinion of value, on individual properties in the Billings market. Outside of the office, Kyle volunteers his time as the chair of the University of Montana Alumni Association – Billings Chapter, as a basketball commissioner for the Big Sky State Games and has previously held the role of co-chair for Billings Nextgen.

EDUCATION

B.S. in Business Administration from the University of Montana
CCIM (Certified Commercial Investment Member)

MEMBERSHIPS

Montana Association of Realtors

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