

SALE

PRIME RESTAURANT SITE FOR SALE

4002 Montana Sapphire Drive Billings, MT 59106



SALE PRICE REDUCED WAS \$2,249,000 NOW \$1,999,999

George Warmer, CCIM
Managing Partner
406 855 8946
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Blaine Poppler
Owner, Commercial Broker
406 671 0399
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CBS

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PROPERTY DESCRIPTION

High visibility corner located on Shiloh Road & Montana Sapphire Dr. Remodeled in 2016.

PRICE REDUCTION

WAS \$2,249,000
NOW \$1,999,999

PROPERTY HIGHLIGHTS

- Attractive Restaurant Building
- Drive Through
- Excellent Signage
- Fully Landscaped
- High Visibility Corner
- Strong Traffic Count
- Surrounded by retail and new residential and medical developments

OFFERING SUMMARY

Sale Price:	\$1,999,999
Lot Size:	1.418 Acres
Building Size:	3,510 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,896	25,802	54,475
Total Population	3,812	58,644	127,565
Average HH Income	\$50,850	\$67,854	\$62,230

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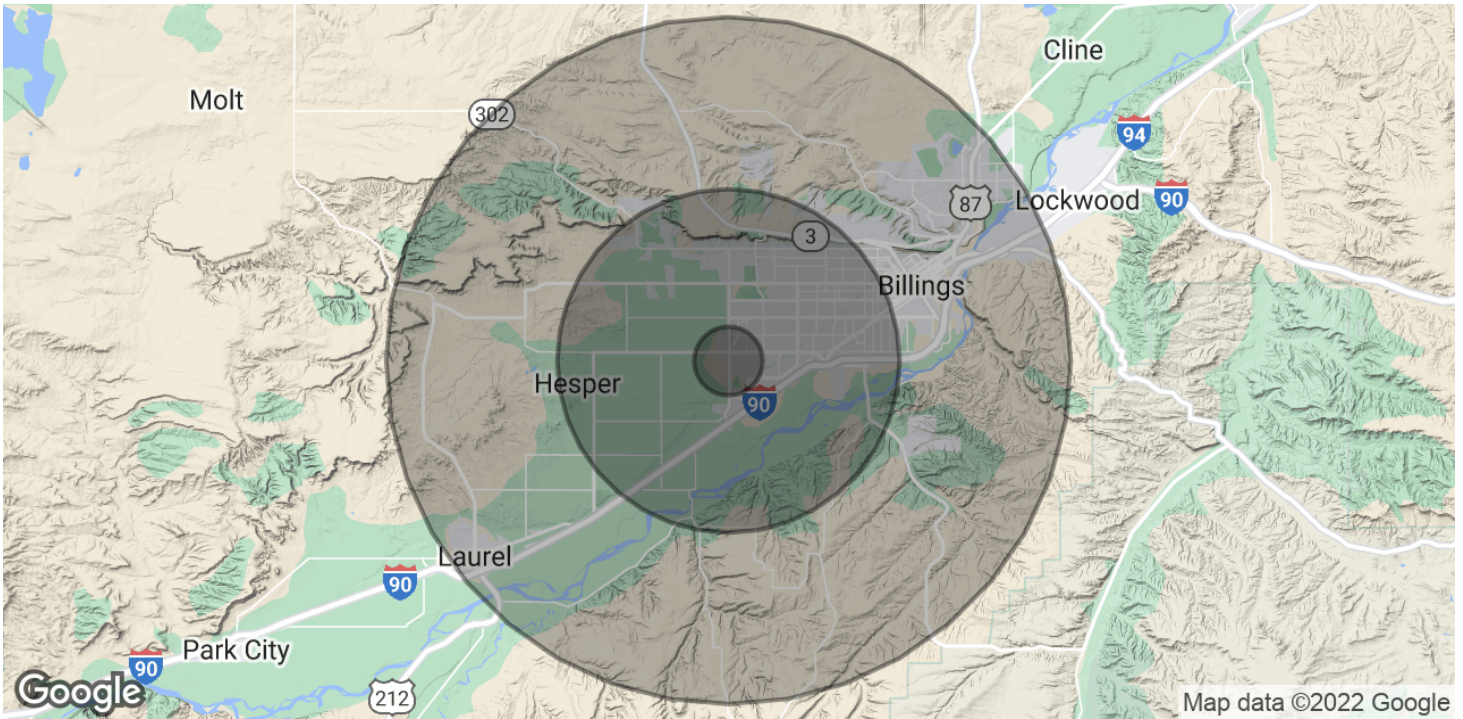


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,812	58,644	127,565
Average Age	36.5	41.4	37.9
Average Age (Male)	34.3	39.3	36.4
Average Age (Female)	36.9	42.7	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,896	25,802	54,475
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$50,850	\$67,854	\$62,230
Average House Value	\$155,403	\$217,703	\$205,128

* Demographic data derived from 2010 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 Partner 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 Land Sale: Popelka land sale to the City of Billings Lease: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Lease: 10,000 SF Tyler Tech Lease Lease: 8,000 SF Tetra Tech Lease Lease: 10,000 SF Pizza Ranch Lease Leases: Other transactions of note include Shamrock Foods, Planet Fitness (Heights) 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 an MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gives 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 trade, civic and community organizations.

Certified Commercial Investment Member (CCIM) Designee

Coldwell Banker Commercial Advisory Counsel

Big Sky Economic Development Authority, Board Member

City of Billings Board of Adjustments

CBS

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BLAINE POPPLER

Owner, Commercial Broker

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MT #7938

PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since its founding in 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation, and superior location has been a benefit to both Sellers and Buyers. Working with builders, developers, and investors to acquire top deals in multi-family, retail, and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations and knowledge, Blaine knows and understands the goals and the deep-rooted relationship so many land owners have with the land that is now on the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers, Blaine's busy practice always welcomes the opportunity to discuss and inform new clients' goals and opportunities.

MEMBERSHIPS

Yellowstone County Board of Adjustment
Yellowstone County Zoning Commission
Billings Association of Realtors
Silver Circle Award Recipient

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