

SALE

CHALET MARKET

327 24th St W Billings, MT 59102



SALE PRICE

\$650,000

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



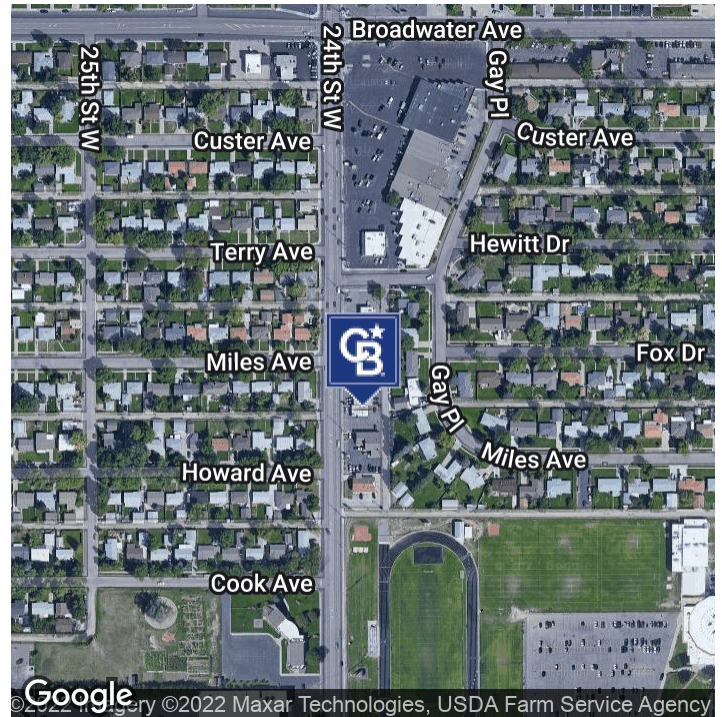
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COMMERCIAL
CBS

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OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	1,176 SF
Lot Size:	7,500 SF
Year Built:	1970
Renovated:	1982
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

Three Locations: 327 24th St W, First Interstate Bank Tower, & Rimrock Mall Kiosk

327 24th St W
Well Established Business
Onsite & Online Sales
Delivery Business
High Traffic Location
Excellent Signage

First Interstate Tower
Attractive Remodeled Restaurant, Full Kitchen and Dining Area. Leased Location

Rimrock Mall Kiosk- Seasonal kiosk

PROPERTY HIGHLIGHTS

- Cabaret License Included
- Sale includes 24th St W property, F.F. & E, and Assignment of Downtown & Rimrock mall Lease
- Trade Name & Signage Included
- Inventory to Be Sold Separately at Closing

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24TH ST LOCATION

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FIRST INTERSTATE LOCATION

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RIMROCK MALL LOCATION (SEASONAL KIOSK)

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MAP

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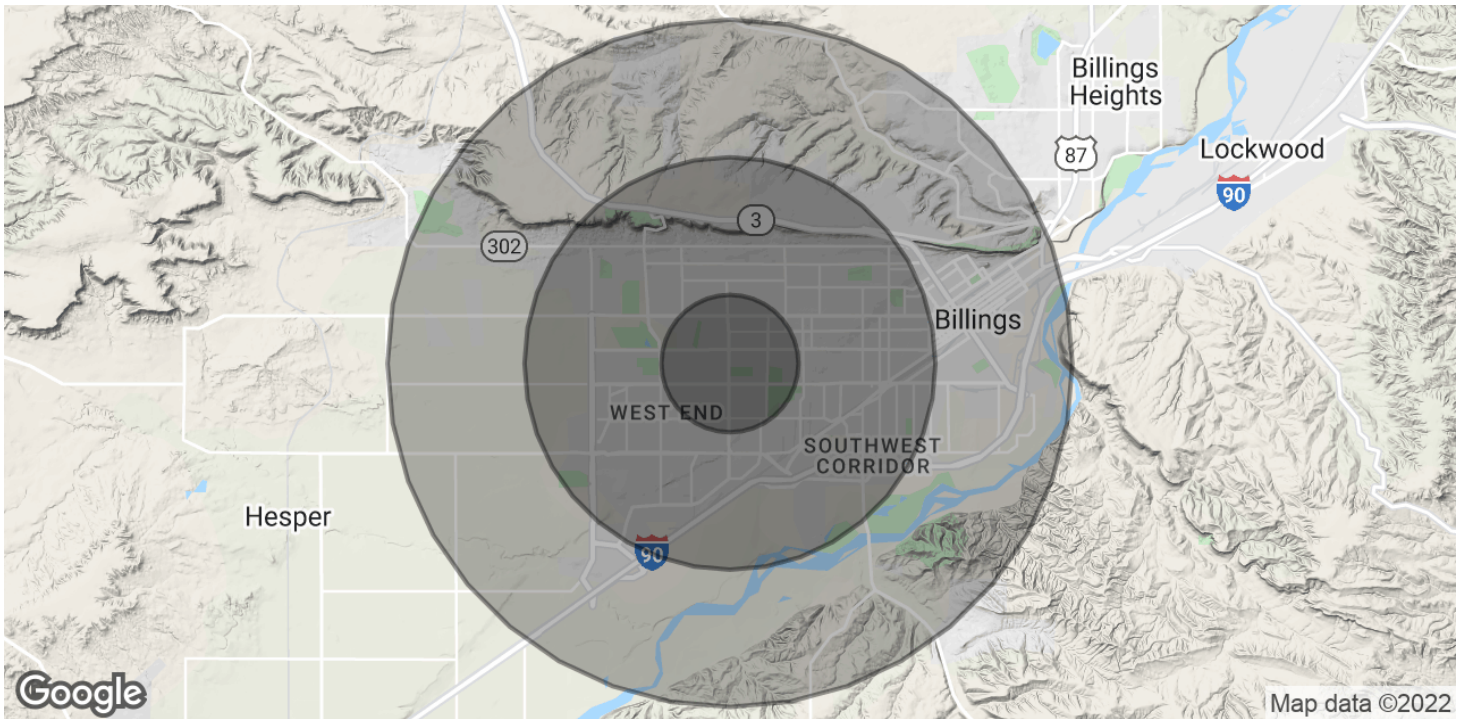


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DEMOGRAPHICS

CHALET MARKET

327 24th St W Billings, MT 59102



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,433	67,308	100,359
Average Age	39.9	39.5	38.4
Average Age (Male)	37.3	37.1	36.5
Average Age (Female)	42.0	42.0	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,675	30,156	44,239
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$58,241	\$59,099	\$58,855
Average House Value	\$165,023	\$189,767	\$194,901

* 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 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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