



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

PICKLE BARREL

\$595,000

3225 S 32nd St
Billings, MT 59102

AVAILABLE SPACE
3,552 SF

FEATURES

- Real Estate, Furniture, Fixtures, Equipment, Signage and Inventory Included

AREA

The Pickle Barrel is located on S 32nd St and Rosebud Lane in Billings' west end.



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OFFICE

George Warmer, CCIM
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



PICKLE BARREL

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Property Overview

Additional Photos

Drone Video & Aerial Photos

Location Map

Demographics Map & Report

Advisor Bio 1

SALE

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PICKLE BARREL

3225 S 32nd St, Billings, MT 59102

SALE



OFFERING SUMMARY

Sale Price: \$595,000

Building Size: 3,552 SF

Zoning: PUD-Planned Unit Development

Price / SF: \$167.51

PROPERTY OVERVIEW

Unique Restaurant Opportunity in west end Billings

\$595,000

3552 SF

Excellent Visibility, Great Location

PROPERTY HIGHLIGHTS

- Real Estate, Furniture, Fixtures, Equipment, Signage and Inventory Included
- Built 1992
- Renovated 2014

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DRONE & AERIAL PHOTOS

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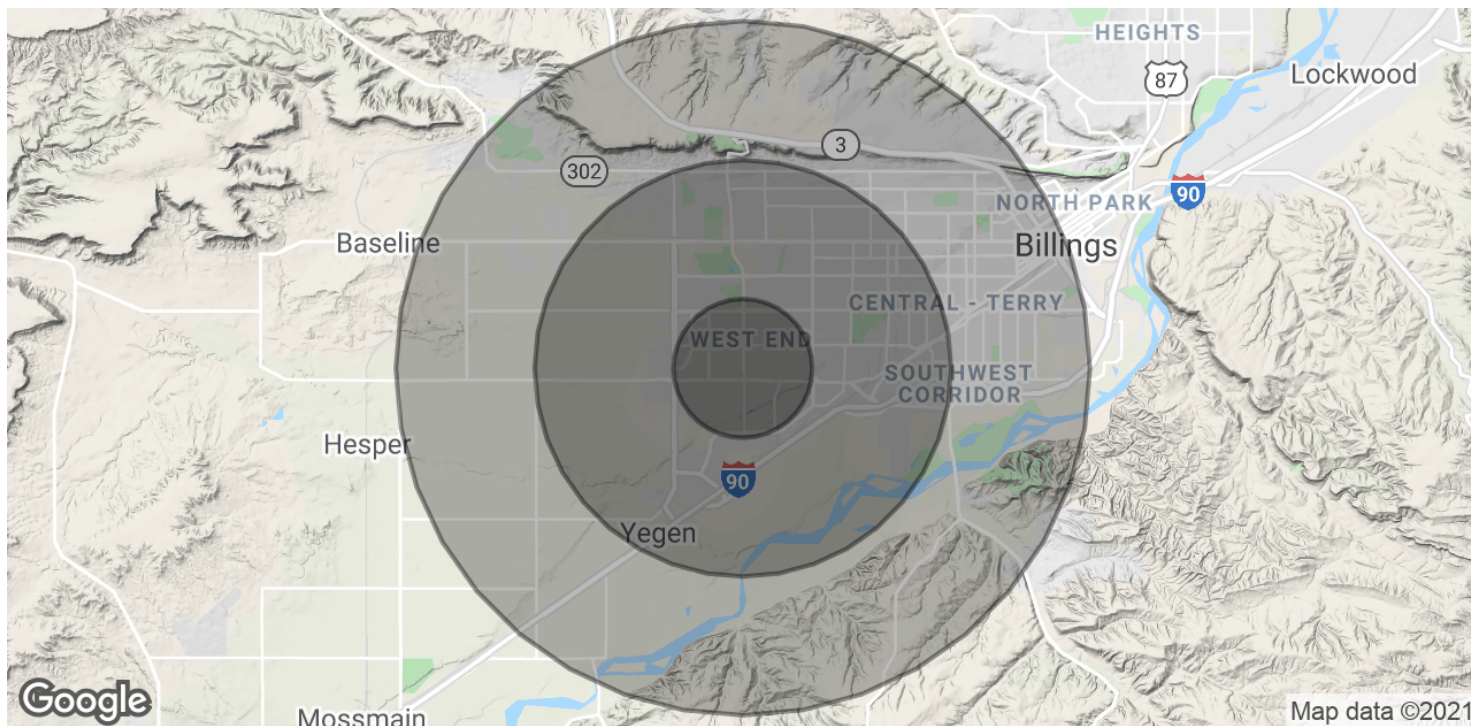
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PICKLE BARREL

3225 S 32nd St, Billings, MT 59102

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,402	42,278	78,500
Average age	36.5	41.3	39.5
Average age (Male)	34.1	38.6	37.2
Average age (Female)	37.0	43.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,666	19,013	34,814
# of persons per HH	2.0	2.2	2.3
Average HH income	\$51,078	\$60,662	\$62,518
Average house value	\$151,915	\$192,352	\$203,804

* Demographic data derived from 2010 US Census

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GEORGE WARMER, CCIM

Managing Partner

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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. 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. 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 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

University of Southern California - BA

University of Denver - MBA

MEMBERSHIPS

CCIM

ICSC

Billings Library Foundation -Treasurer & Finance Chair

Big Sky Economic Authority - Member

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