

SALE / LEASE

2950 KING AVE WEST SUITES 4A

Billings, MT 59102



SALE PRICE \$279,000

LEASE RATE \$18.00 SF/yr

George Warner, CCIM
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Todd Sherman
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OFFERING SUMMARY

Sale Price:	\$279,000
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	1,800 SF
Number of Units:	1
Zoning:	Corridor Mixed Use 2

PROPERTY OVERVIEW

Attractive retail space, ideal for show room for sale and lease

PROPERTY HIGHLIGHTS

- Unit 4A sale price \$297,000 or lease for \$18 PSF NNN
- Attractive retail space, ideal for show room
- Ample Parking & Easy Access
- Excellent Visibility
- Building Signage Available

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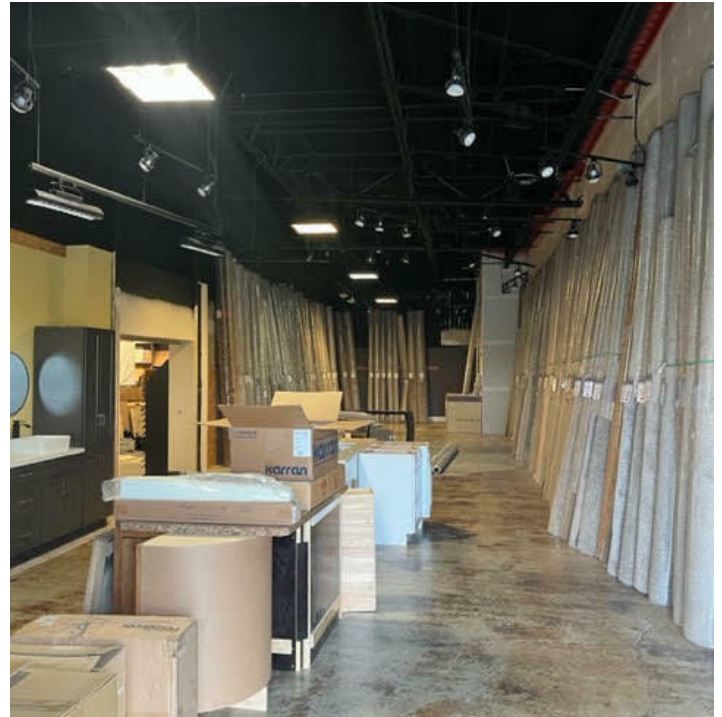


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PHOTOS

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MAP

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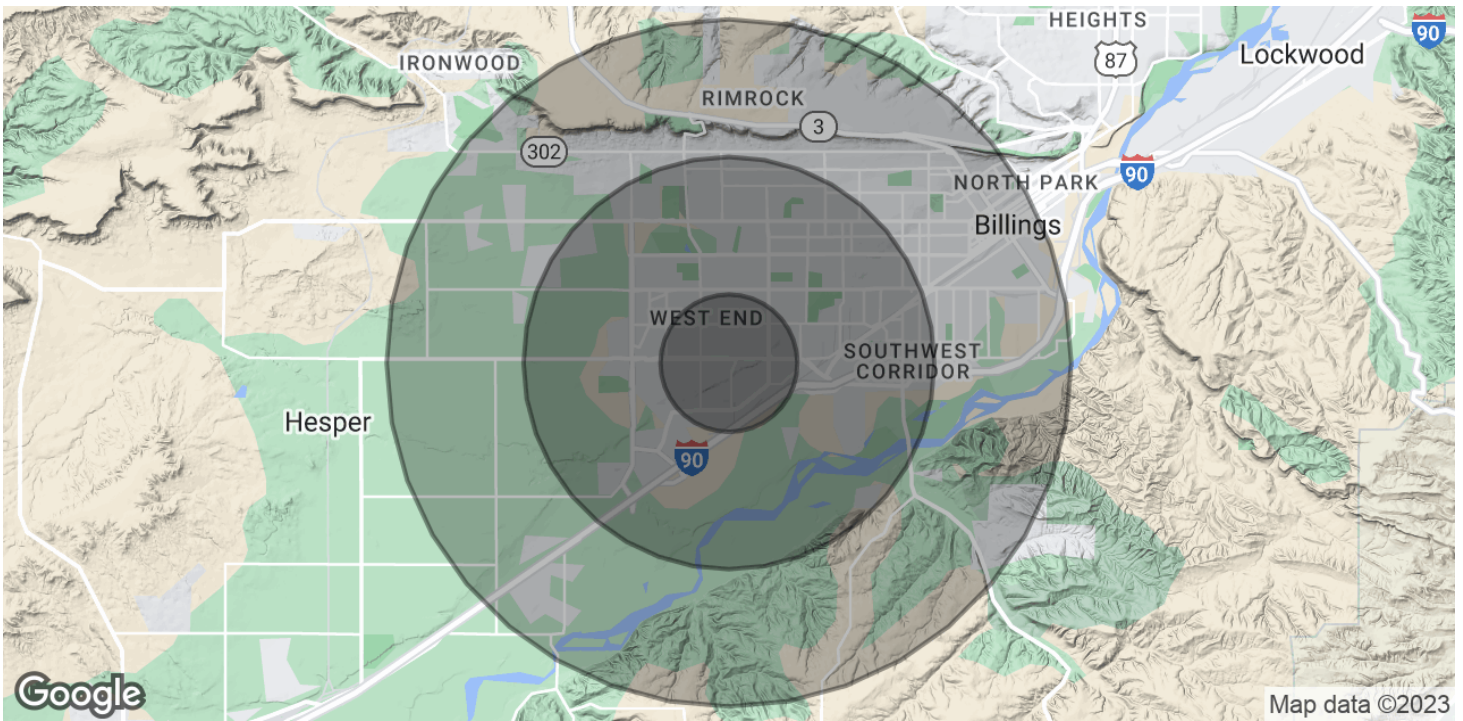


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DEMOGRAPHICS

2950 KING AVE WEST SUITES 4A

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,378	44,482	86,806
Average Age	35.3	40.1	38.9
Average Age (Male)	33.8	37.6	36.8
Average Age (Female)	36.1	41.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,117	20,068	38,542
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$52,118	\$58,027	\$60,343
Average House Value	\$153,107	\$179,806	\$196,798

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

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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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TODD SHERMAN

Comm Sales Associate

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Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; business sales, land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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