

SALE

1718 4TH AVE N

Billings, MT 59101



SALE PRICE

\$595,000

George Warmer, CCIM

(406) 855-8946

george@cbcmontana.com

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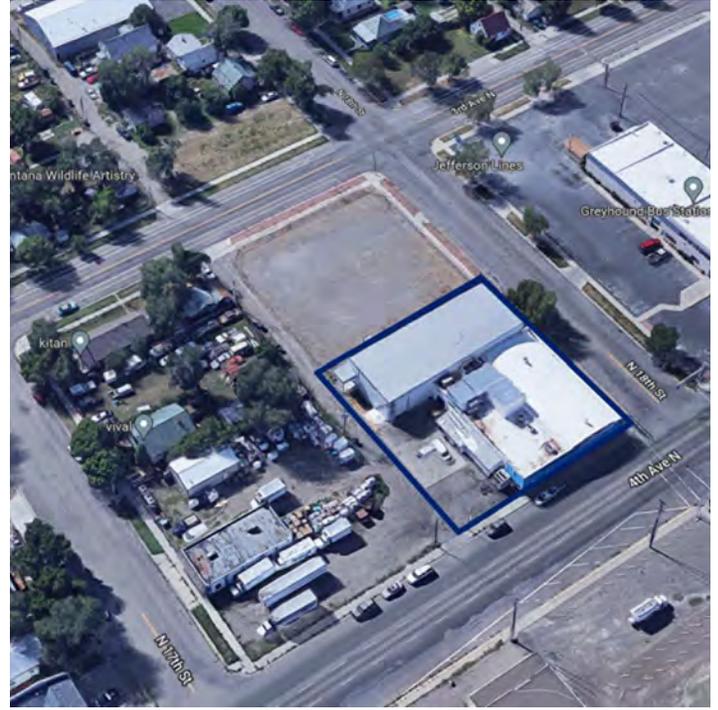


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SALE

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Manufacturing Plant with Delivery Dock

PROPERTY HIGHLIGHTS

- 21,000 SF Lot
- 3 Phase Electricity Available
- Zoned East Billings Central Works
- Built 1946
- Renovated 2009

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	21,000 SF
Building Size:	15,715 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,816	23,978	41,554
Total Population	4,979	50,848	89,814
Average HH Income	\$38,105	\$60,896	\$68,961

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PHOTOS

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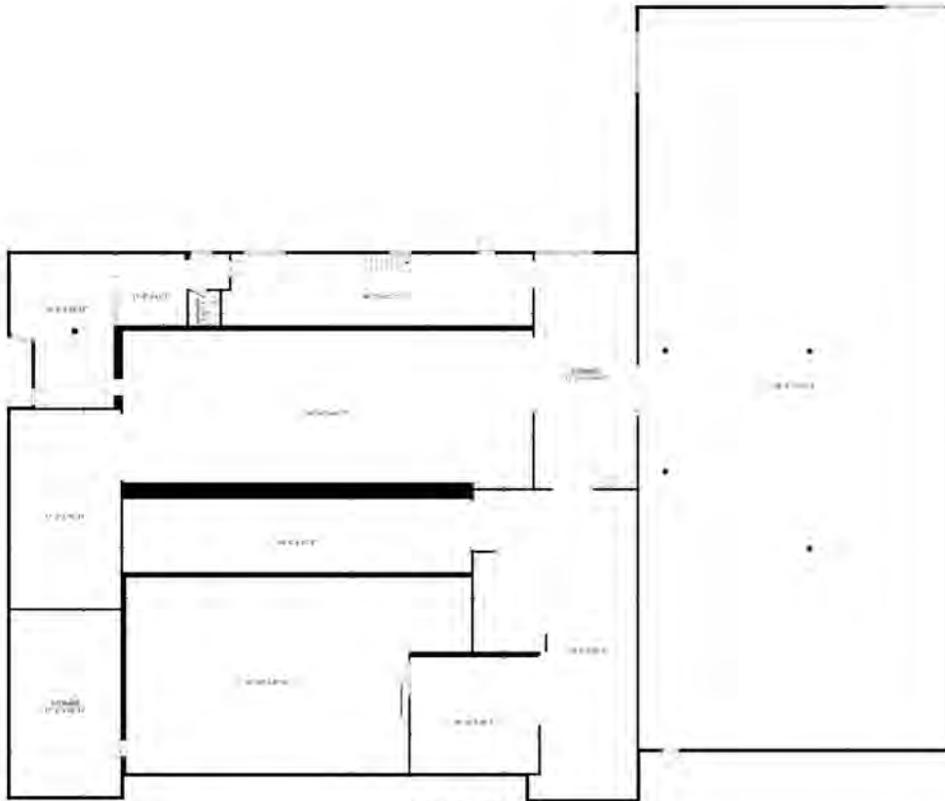


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FLOOR PLAN

1718 4TH AVE N

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 13,644 sq. ft.
TOTAL = 13,644 sq. ft.



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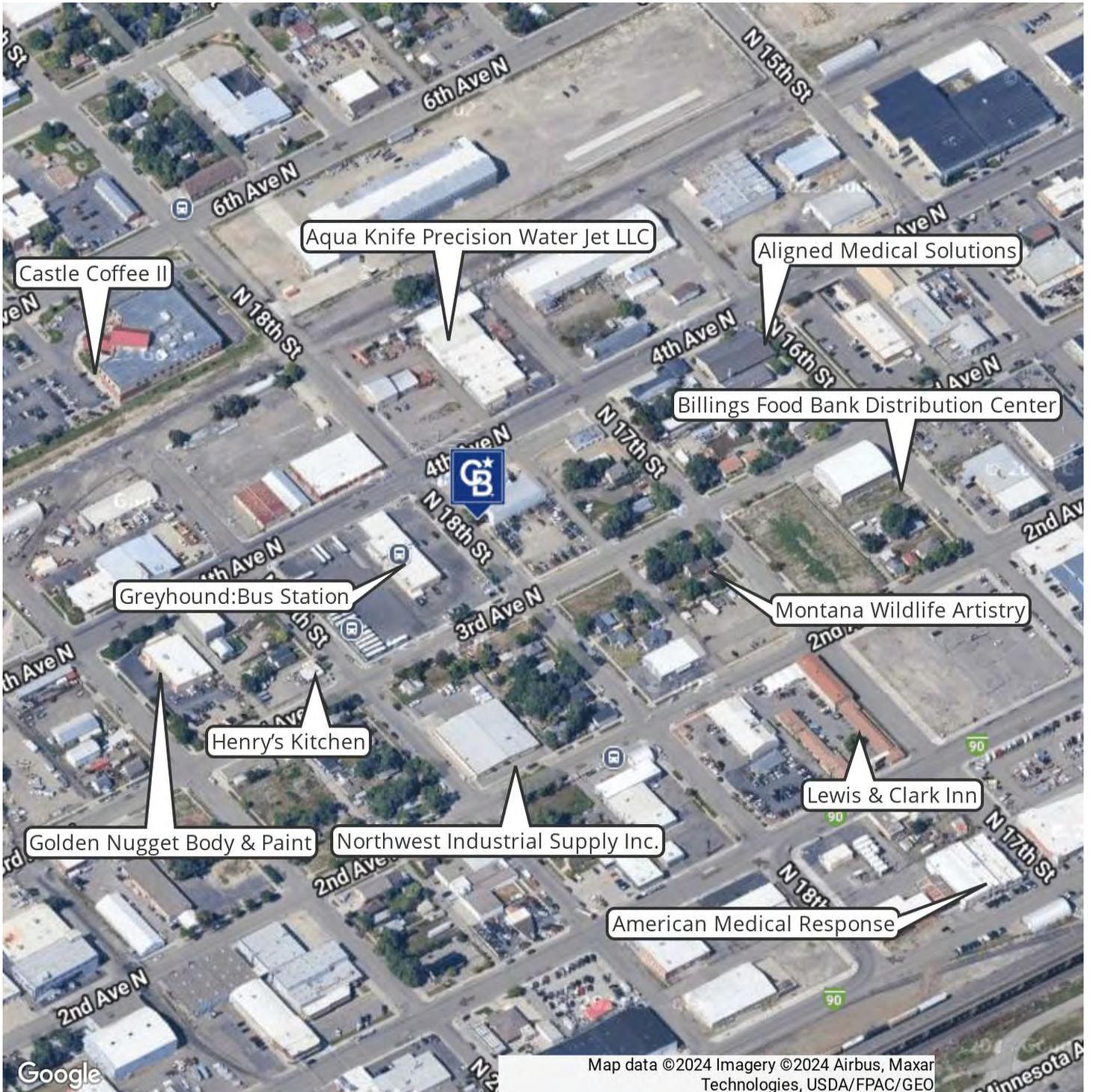


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MAP

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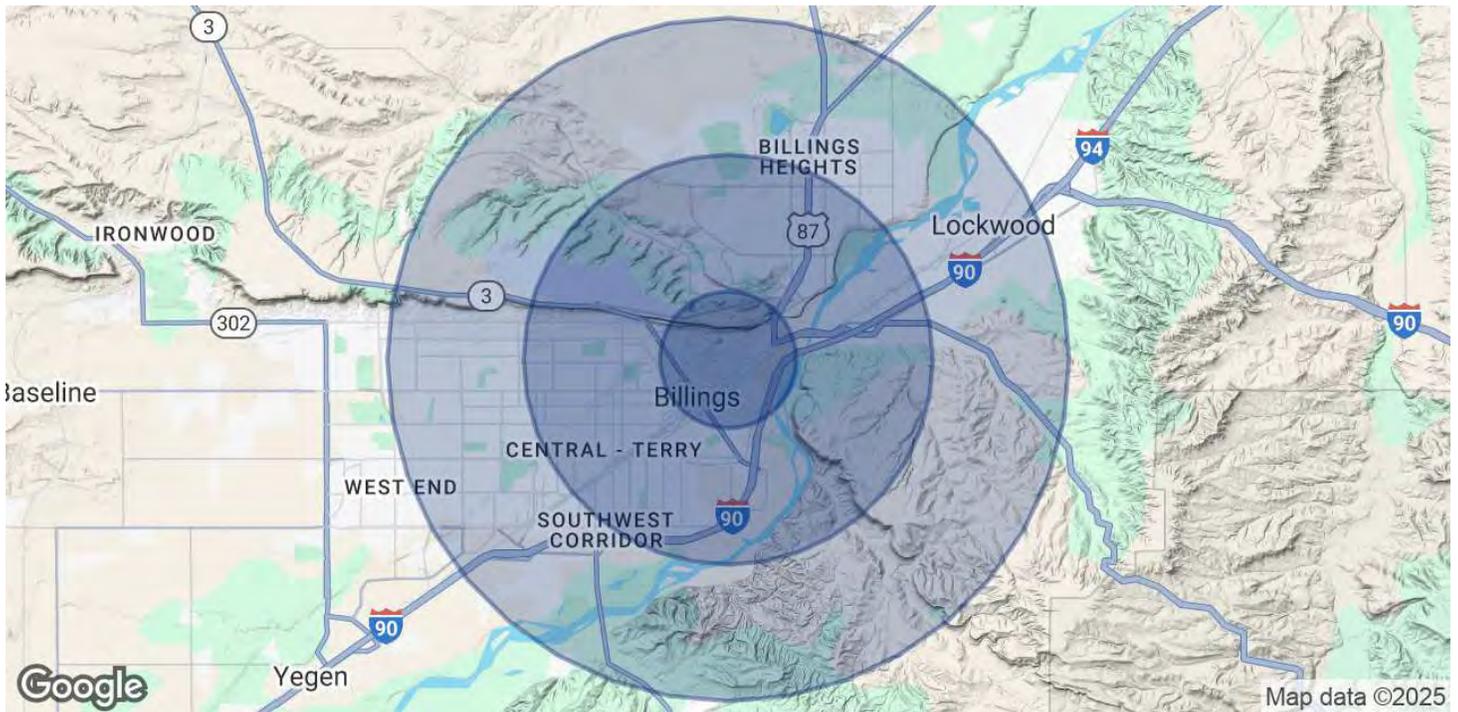


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DEMOGRAPHICS

1718 4TH AVE N

Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,979	50,848	89,814
Average Age	32.9	35.4	37.7
Average Age (Male)	32.5	34.2	36.6
Average Age (Female)	34.7	37.1	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,816	23,978	41,554
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$38,105	\$60,896	\$68,961
Average House Value	\$170,423	\$194,267	\$212,720

* 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.

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 & 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: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use

CBS

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