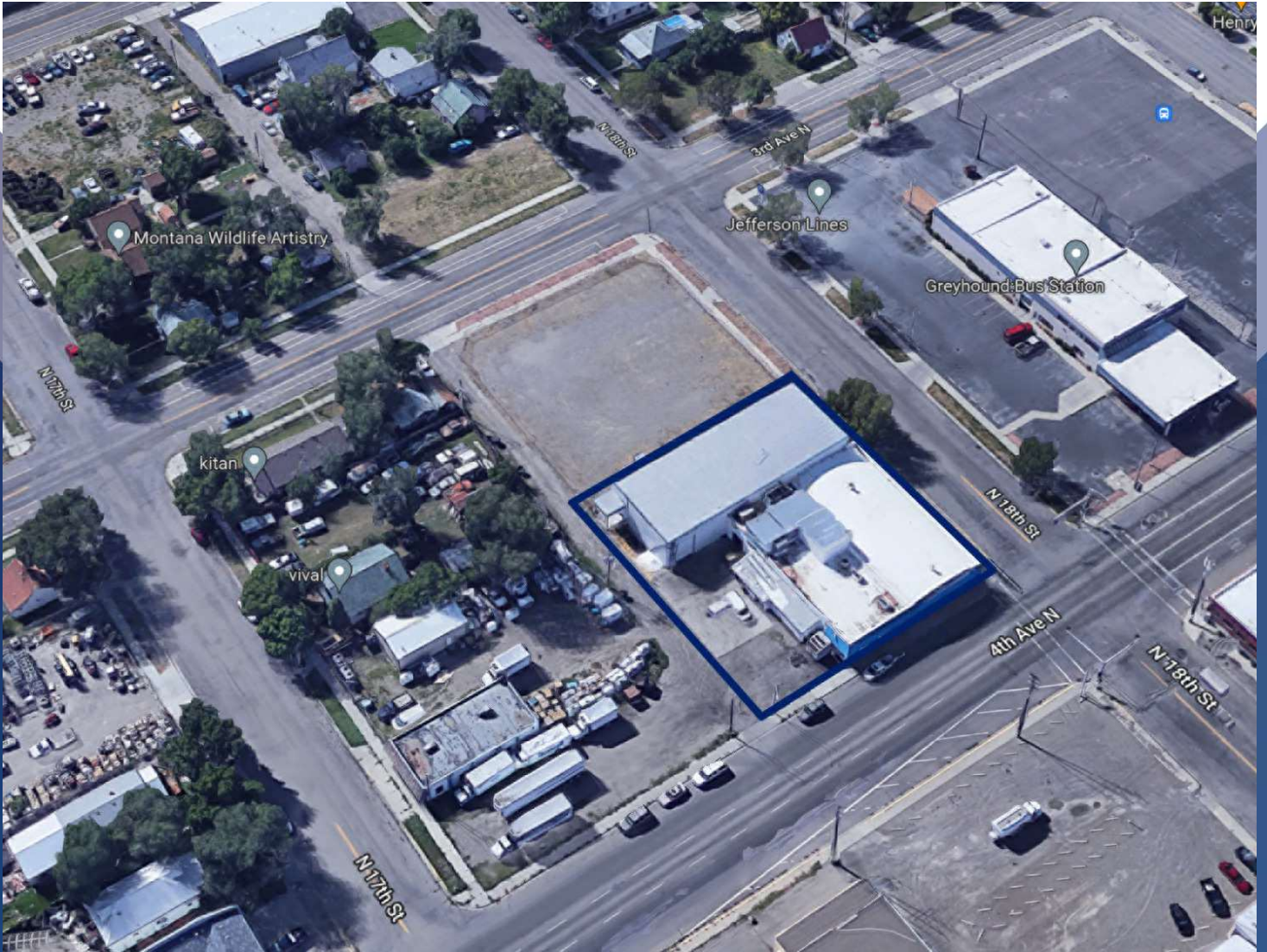


SALE / LEASE

1718 4TH AVE N
Billings, MT 59101



SALE PRICE \$815,000
LEASE RATE \$8.00 SF/yr

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

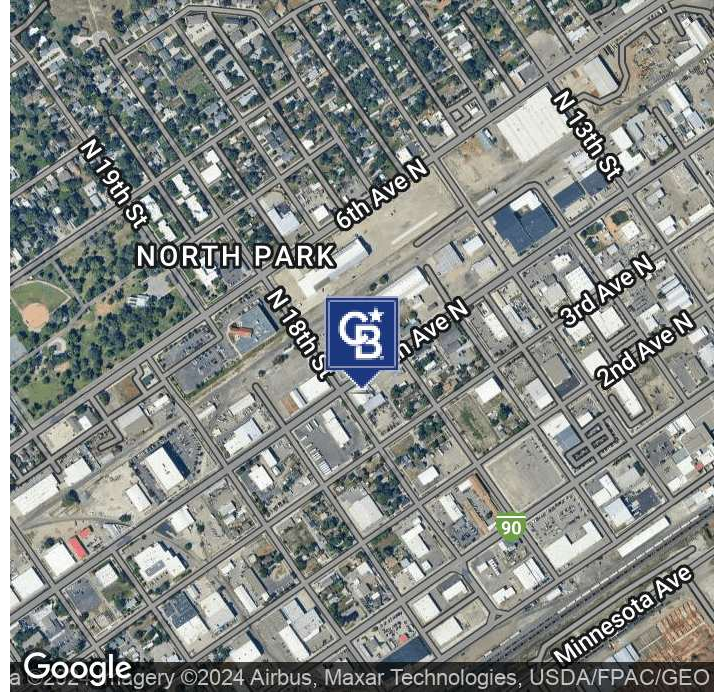
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SALE / LEASE

1718 4TH AVE N

Billings, MT 59101



OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$815,000 |
| Lease Rate: | \$8.00 SF/yr (NNN) |
| Building Size: | 15,712 SF |
| Lot Size: | 21,000 SF |
| Zoning: | East Billings Central Works |

PROPERTY OVERVIEW

1718 4th Ave N
Sale Price \$815,000
Lease Price \$8 PSF (NNN)

PROPERTY HIGHLIGHTS

- 21,000 SF Manufacturing Plant with Delivery Dock
- 3 Phase Electricity Available

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406 855 8946
george@cbcmontana.com



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COMMERCIAL**
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PHOTOS

1718 4TH AVE N

Billings, MT 59101



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



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MAP

1718 4TH AVE N

Billings, MT 59101



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

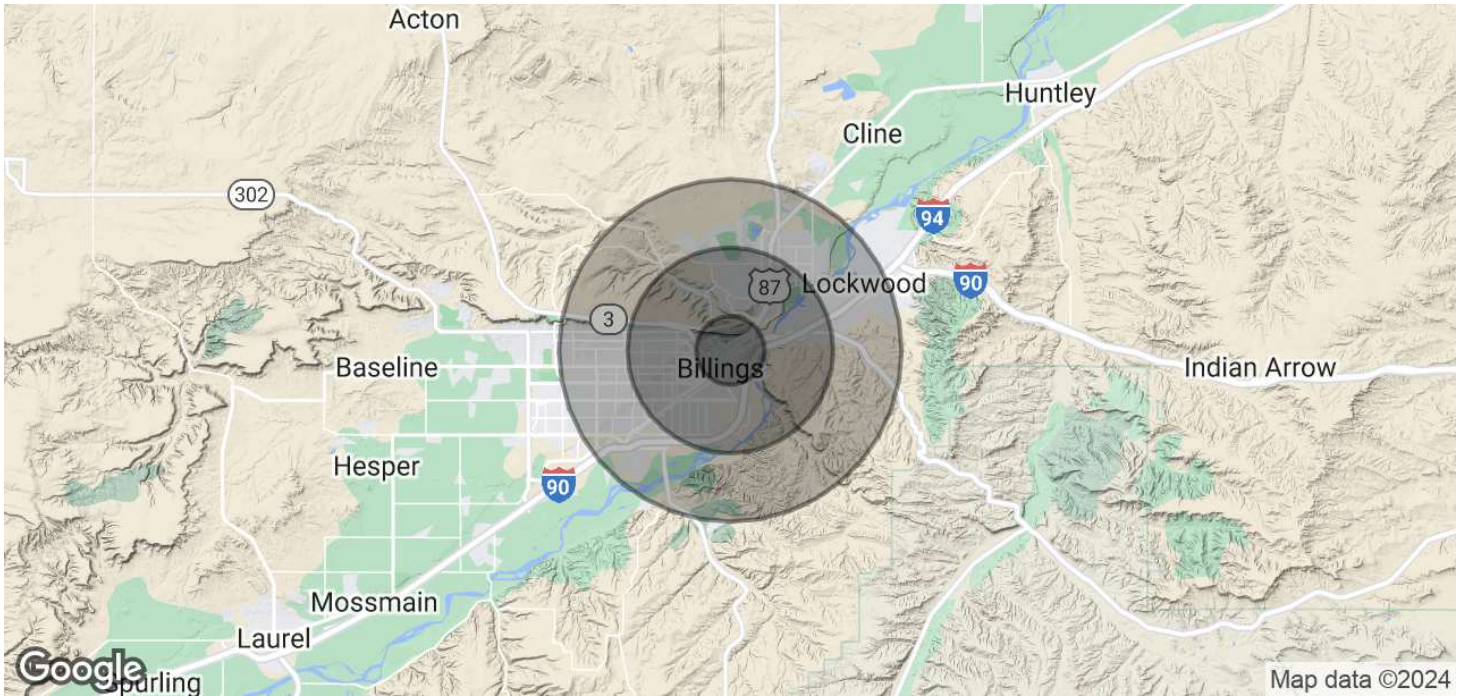


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CBS

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

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



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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | 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 & 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

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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406 855 8946
george@cbcmontana.com



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