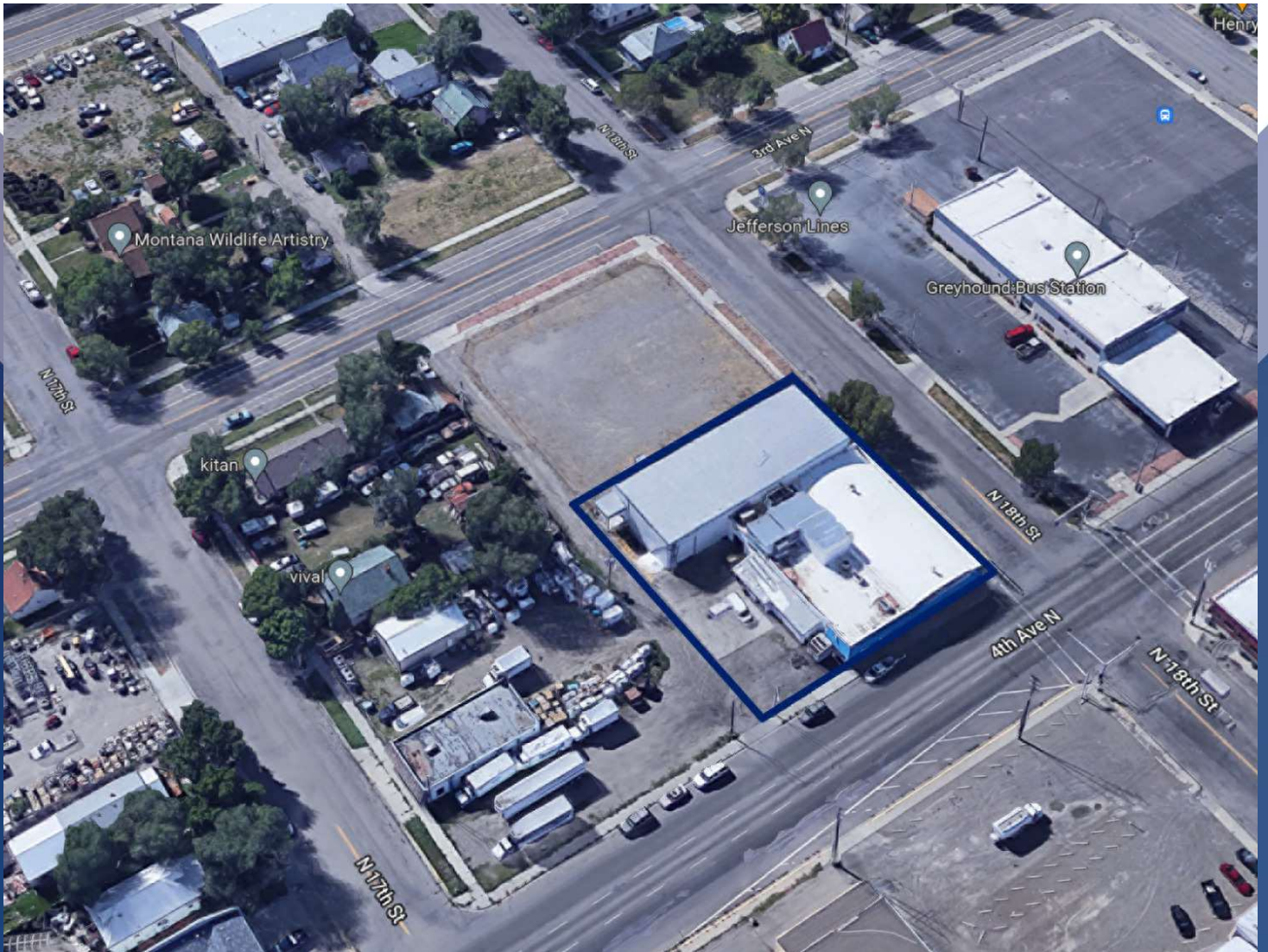


# SALE / LEASE

**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



## 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:	\$815,000
Lease Rate:	\$8.00 SF/yr (NNN)
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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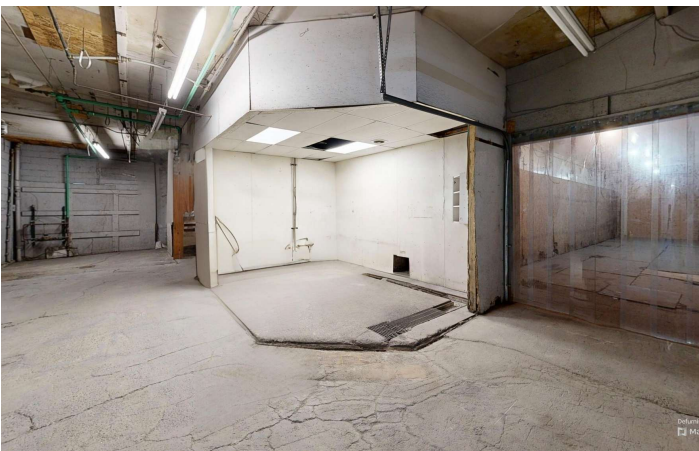
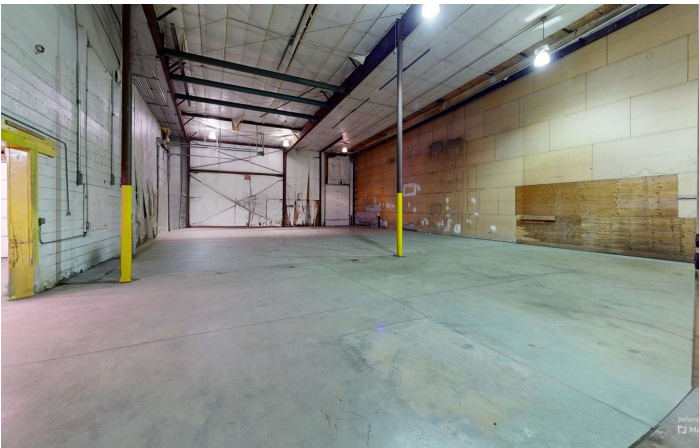


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# PHOTOS

1718 4TH AVE N

Billings, MT 59101



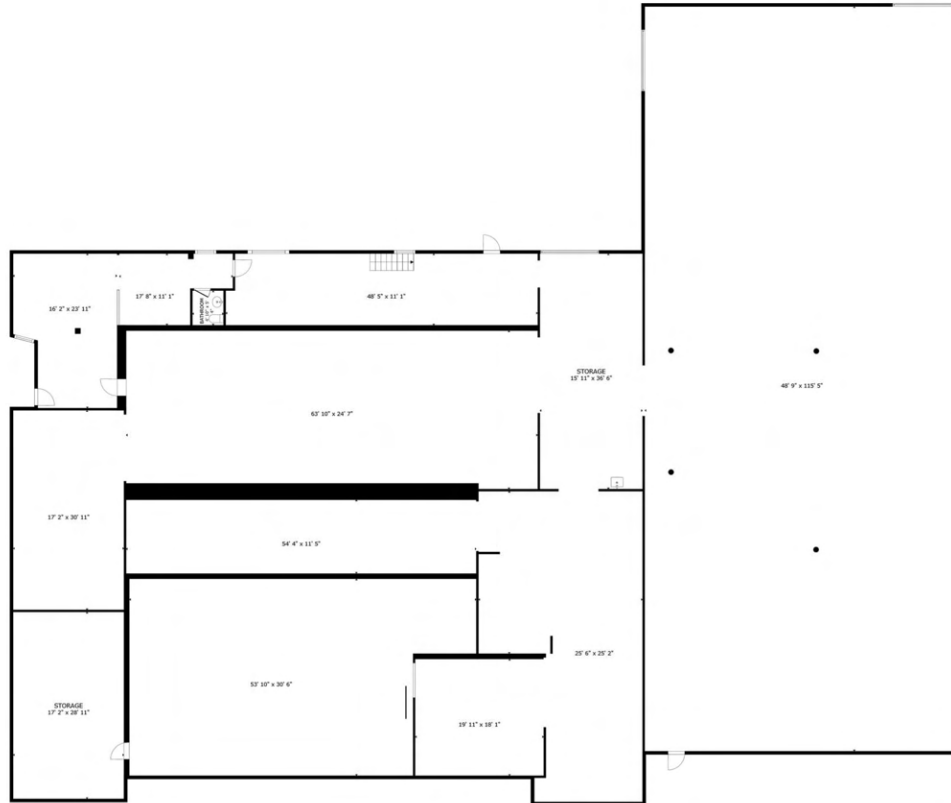
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# FLOOR PLAN

1718 4TH AVE N  
1718 4th Ave N Billings, MT 59101



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 13,644 sq.ft.  
TOTAL : 13,644 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# MAP

1718 4TH AVE N

Billings, MT 59101



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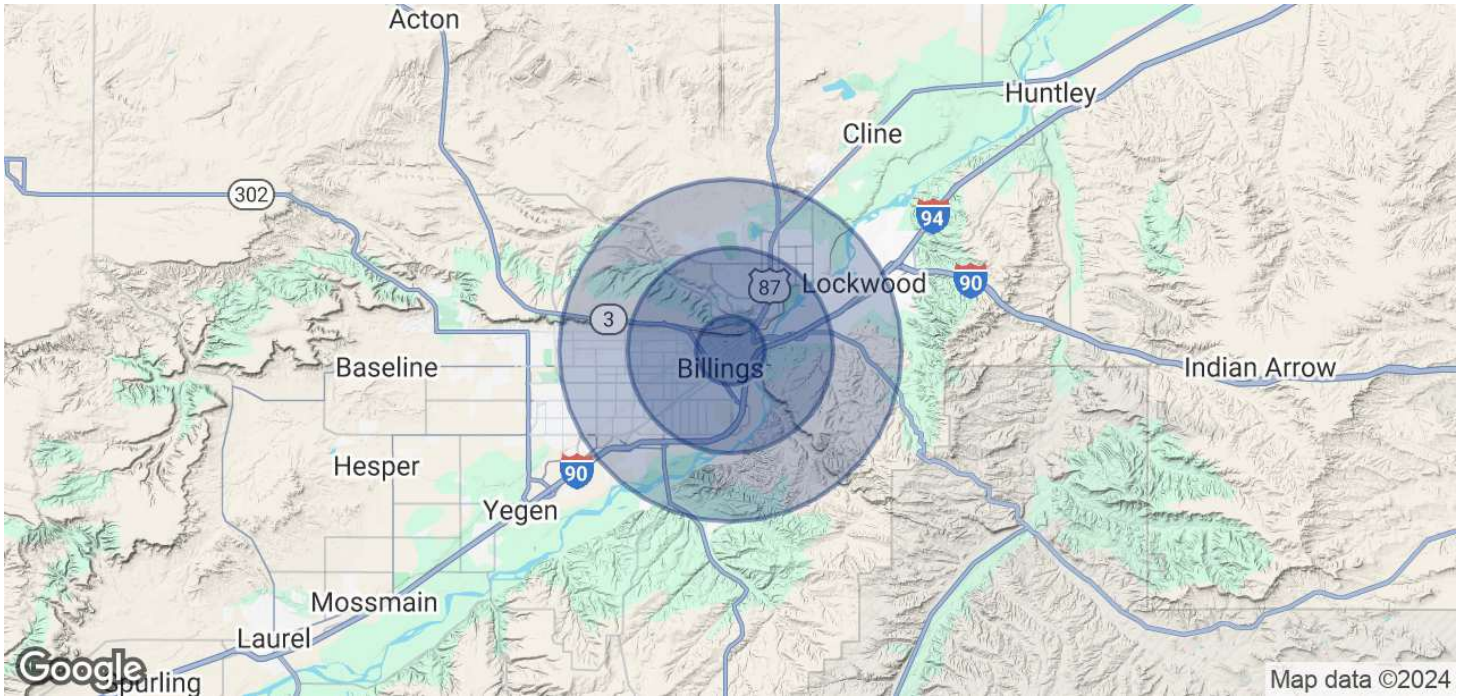


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# DEMOGRAPHICS

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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