

SALE

OVERLAND & PEACHTREE OFFICE BUILDINGS

2075 Overland Ave Billings, MT 59102



CLICK TO VIEW VIDEO



COLDWELL BANKER
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CBS

George Warmer, CCIM

406 855 8946

Nathan Matelich, CCIM

406 781 6889

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Sale Price Overland Building	\$5,995,000
Peachtree Building	\$5,195,000

PROPERTY OVERVIEW

2 Professional Office Buildings For Sale

Overland Building :

*Sale Price: \$5,995,000

*Approximate SF - Garden Level 9800 SF, Main Level 10,000 SF, Second Floor 10,000 SF

Peachtree Building

*Sale Price: \$5,195,000

*Approximate SF - Main Level 10,011 SF, Second Floor 10,011 SF

OFFERING SUMMARY

Building Size:	49,891 SF
Overland Building SF:	29,800 SF
Peachtree Building SF:	20,022 SF
Lot Size:	3.999 Acres
Zoning:	CMU2 - Corridor Mixed Use 2

LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to Costco. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. Should buildings be sold separately property will be subdivided or a condo of the property created.

OTHER RESOURCES

[Virtual Tour of Peachtree Building](#)

[Virtual Tour of Overland Building](#)

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BUILDING EXTERIORS

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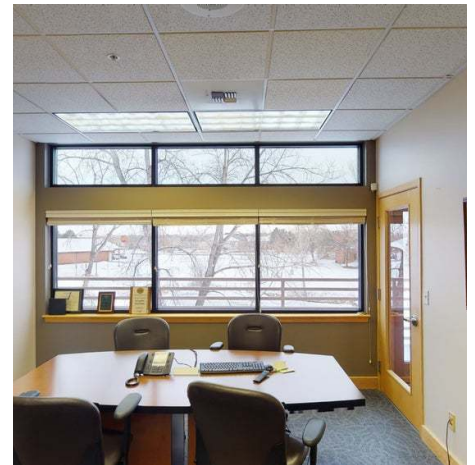
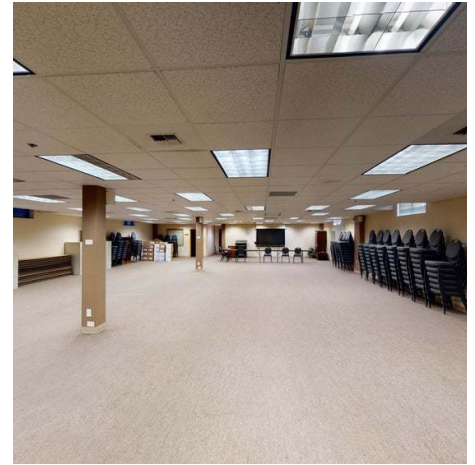
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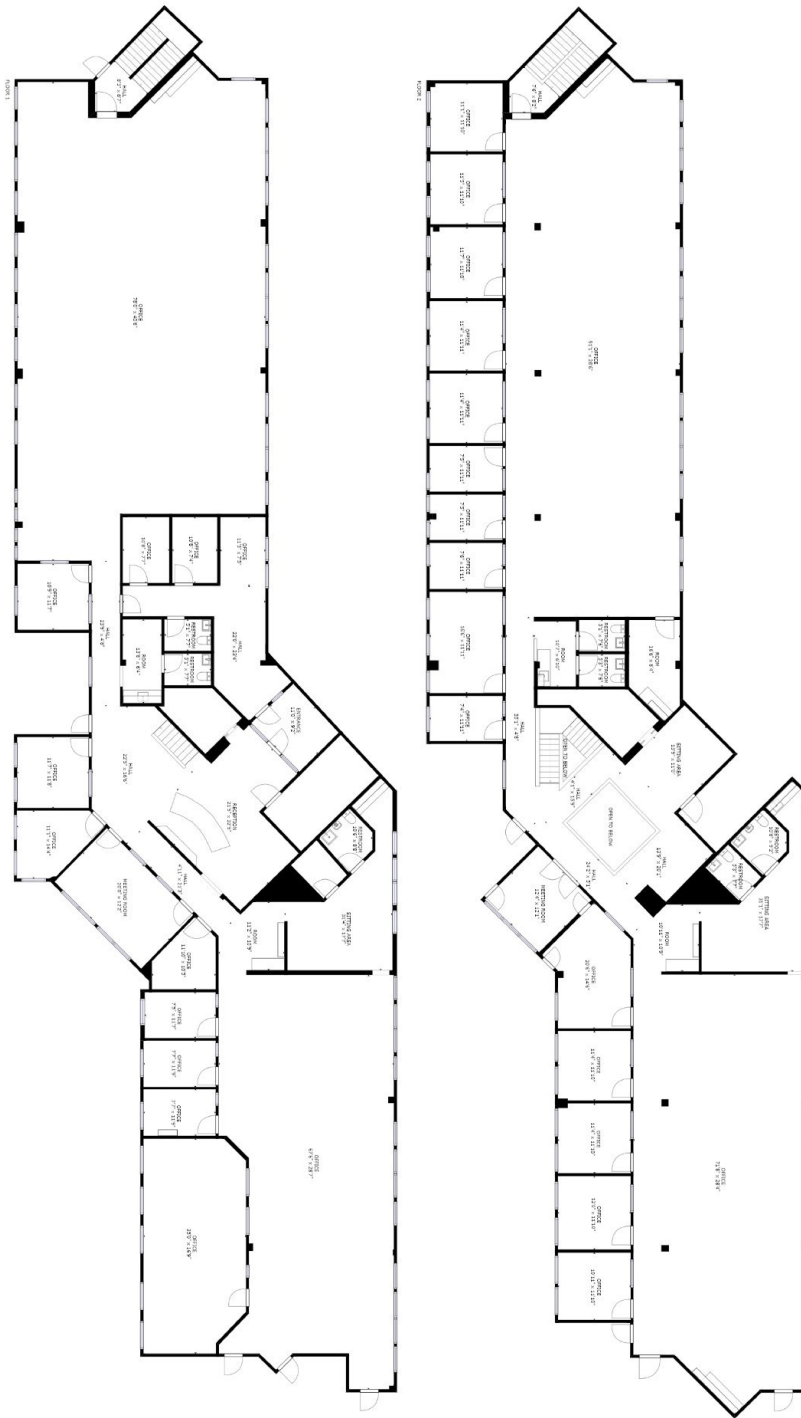


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FLOORPLAN OVERLAND BUILDING

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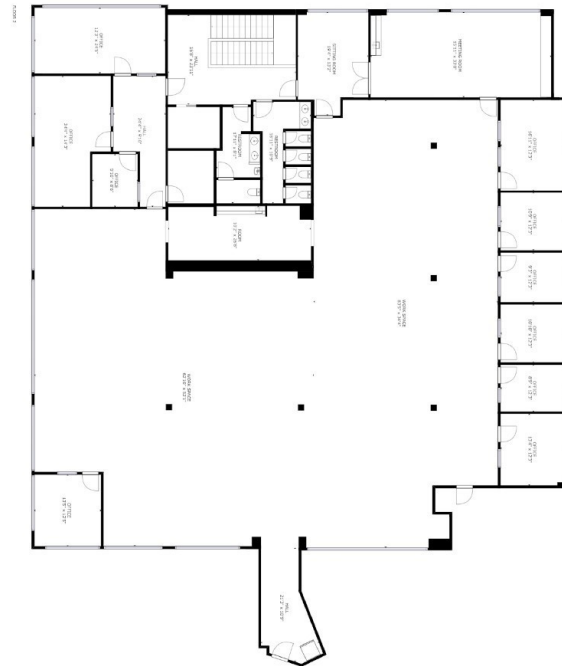
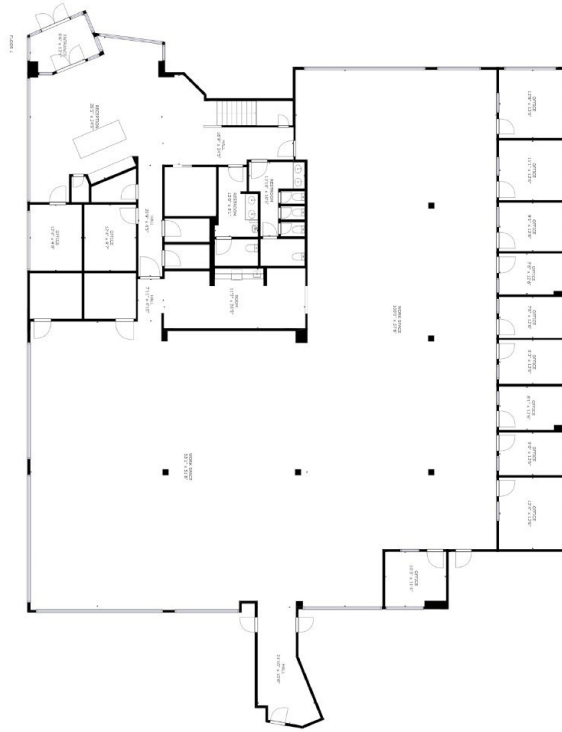


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FLOOR PLAN PEACHTREE BUILDING

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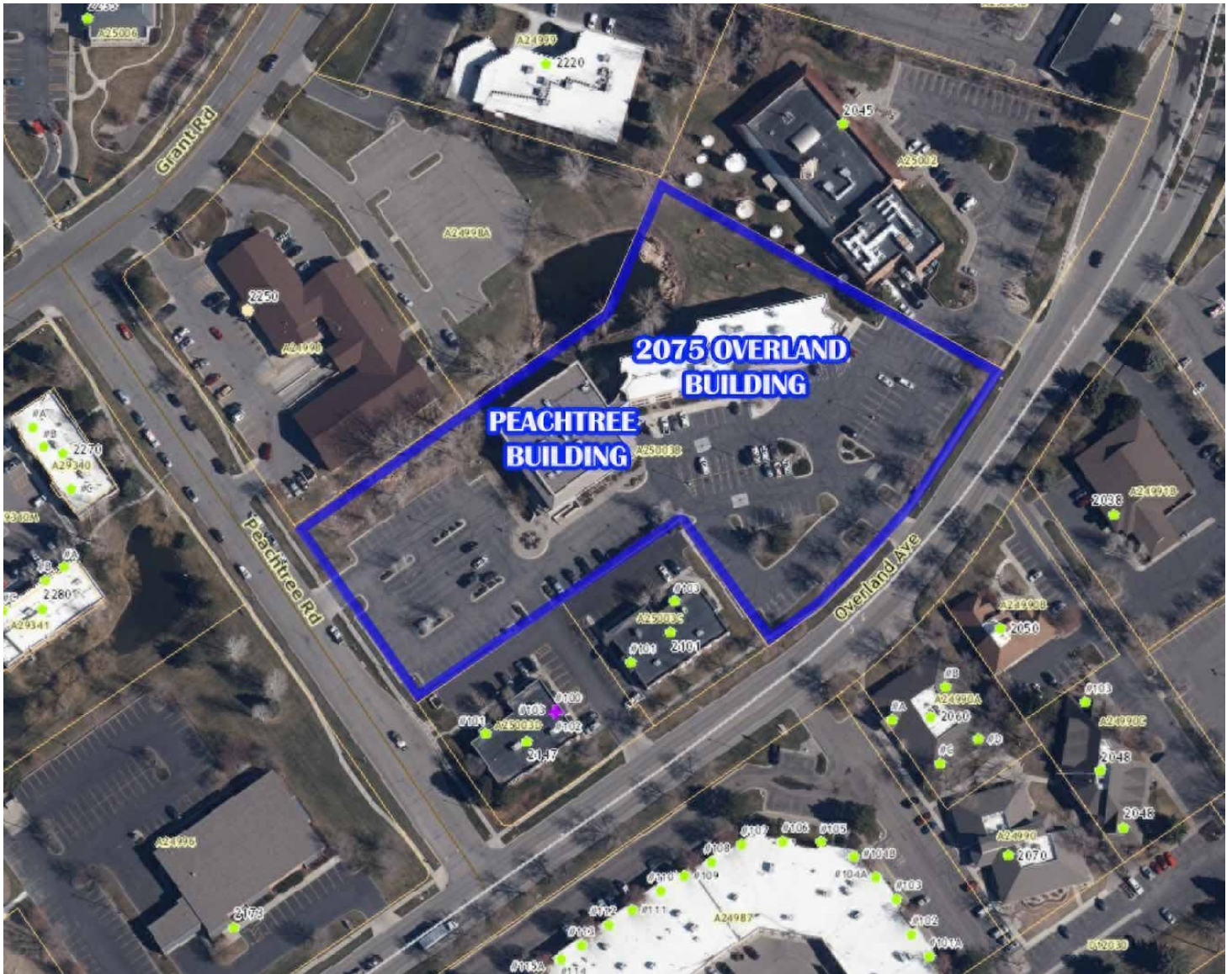


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GEORGE WARMER, CCIM

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 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.

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

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. 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

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NATHAN MATELICH, CCIM

Broker/Owner/CCIM

nathan@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.781.6889

MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 4 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. He became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020 and Platinum Circle of Distinction in 2021 selling over \$50 million of commercial real estate.

In 2022, Nathan earned his CCIM designation - the equivalent of a Masters in Commercial Real Estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Notable commercial real estate transactions include:

- \$10 million retail/mall sale
- \$8 million mini storage sale
- \$7 million college campus sale on 500+ acres
- \$4 million mini storage sale
- Numerous multifamily sales each year ranging from \$300,000 to \$2 million
- Representing 3 global mining companies in all leasing and purchasing activities
- Listing and sale of numerous pieces of commercial and residential development land ranging from \$350,000 to \$7 million
- Leasing for Starbucks, All State, and Edible Arrangements
- Valuation services for at least 9 well known banks and financial institutions in the Billings, MT area.

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