

# LEASE

## NEW SHOPS FOR LEASE

716 Wagon Trail West Billings, MT 59106

### Image of Similar Property



**LEASE RATE**    \$10.00 PSF NNN (\$1.85 PSF)

**George Warner, CCIM**  
O: 406 656 2001 | C: 406 855 8946  
george@cbcmontana.com

**Todd Sherman**  
O: 406 656 2001 | C: 406 570 8961  
todd@cbcmontana.com



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

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### OFFERING SUMMARY

Lease Rate:	\$10.00 PSF NNN (\$1.85 PSF)
Building Size:	5,772 SF
Lot Size:	22,172 SF
Number of Units:	2
Year Built:	2023
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

Newly Constructed Shops built in January 2023  
Building 5,772 SF  
Lot 22,172 SF

Two Units Available:  
Unit 1: 2,400 SF + 486 SF Mezzanine  
\$2,850 (\$2405 Base + \$445 NNN)

Unit 2: 2,400 SF + 486 SF Mezzanine  
\$2,850 (\$2405 Base + \$445 NNN)

### PROPERTY HIGHLIGHTS

- \$10 PSF NNN (\$1.85 PSF)
- ADA Restroom
- Office Space
- Tenant Pays Water, Gas & Electric

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# IMAGES

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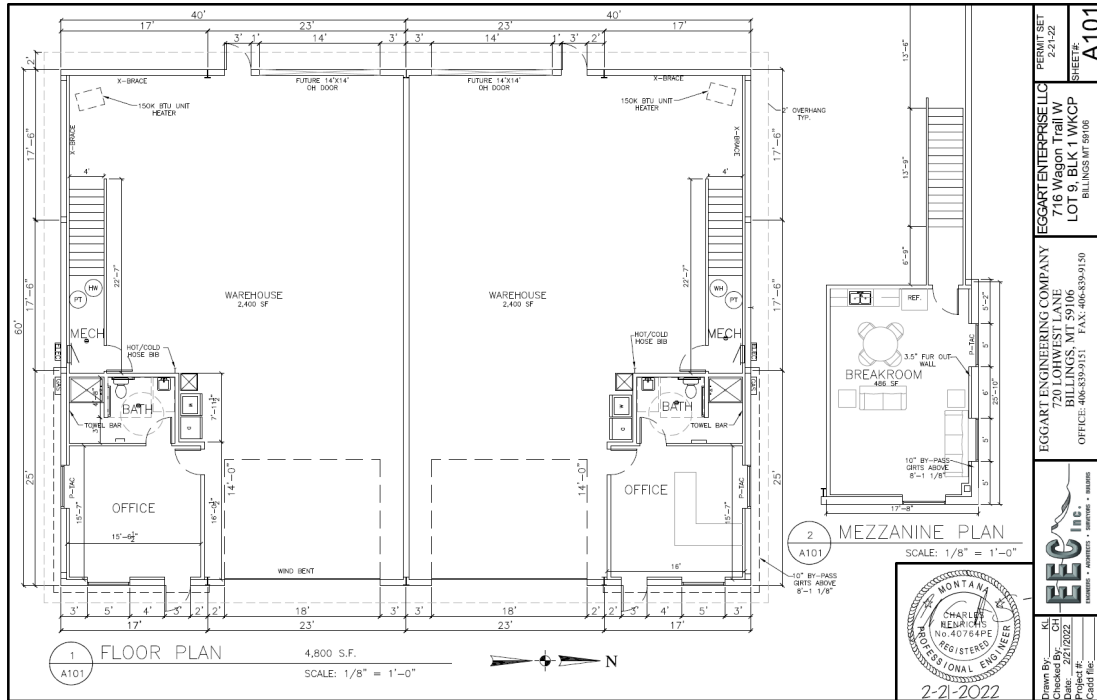
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# FLOOR PLANS

**NEW SHOPS FOR LEASE**  
716 Wagon Trail West Billings, MT 59106



PERMIT SET  
2-2-22  
SHEET #  
**A101**

**EGGARTERPRISE LLC**  
716 Wagon Trail W  
LOT 9, BLK 1 WKCP  
BILLINGS MT 59106

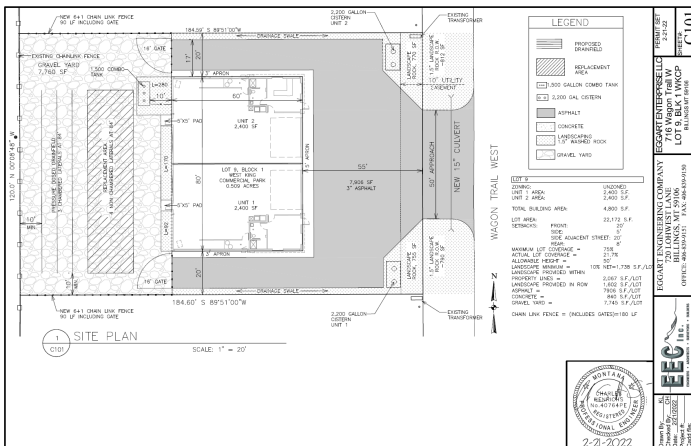
**EGGART ENGINEERING COMPANY**  
720 LOHMEYER LANE  
BILLINGS, MT 59106  
OFFICE: 406-656-9151 FAX: 406-656-9150

**EEC Inc.**  
ENGINEERS • ARCHITECTS • SURVEYORS • DESIGNERS

Drawn By: KJ  
Checked By: CH  
Project No.: 22022  
Project Name: NEW SHOPS FOR LEASE  
Cadd File:

EGGART ENGINEERING COMPANY  
720 LOHMEYER LANE  
BILLINGS, MT 59106  
OFFICE: 406-656-9151 FAX: 406-656-9150

2-2-2022



PERMIT SET  
2-2-22  
SHEET #  
**A201**

**EGGARTERPRISE LLC**  
716 Wagon Trail W  
LOT 9, BLK 1 WKCP  
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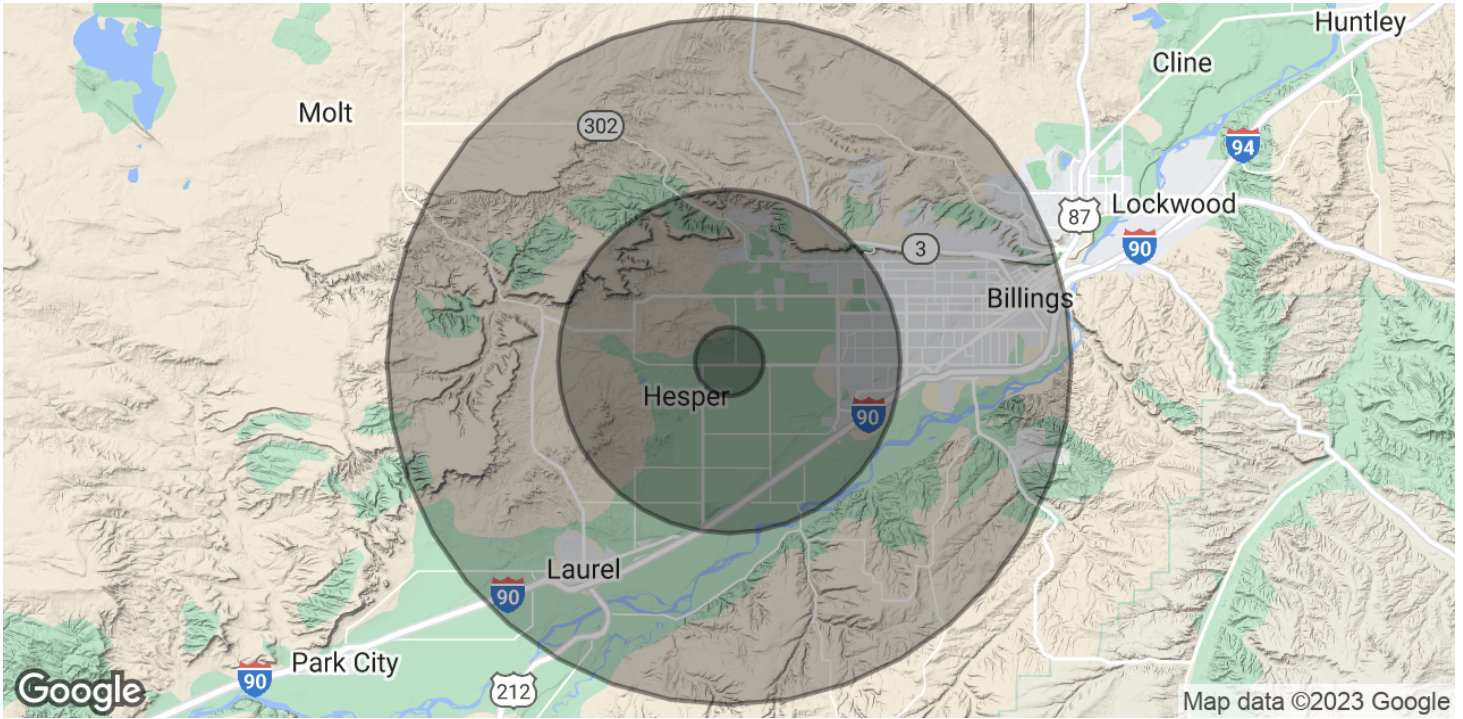


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# DEMOGRAPHICS

## NEW SHOPS FOR LEASE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	527	35,361	110,216
Average Age	38.2	42.9	40
Average Age (Male)	38.2	42.4	38.5
Average Age (Female)	36.4	43	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	291	16,183	50,624
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$81,616	\$108,540	\$84,720
Average House Value	\$336,340	\$323,489	\$252,920

\* Demographic data derived from 2020 ACS - US Census

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716 WAGON TRAIL WEST

716 Wagon Trail West Billings, MT 59106



## GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

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

#### CBS

1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

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## TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

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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