

SALE

4120 KING AVE W

Billings, MT 59106



SALE PRICE

\$750,000

George Warner, CCIM

O: 406 656 2001 | C: 406 855 8946

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Blaine Poppler

O: 406 671 0399 | C: 406 671 0399

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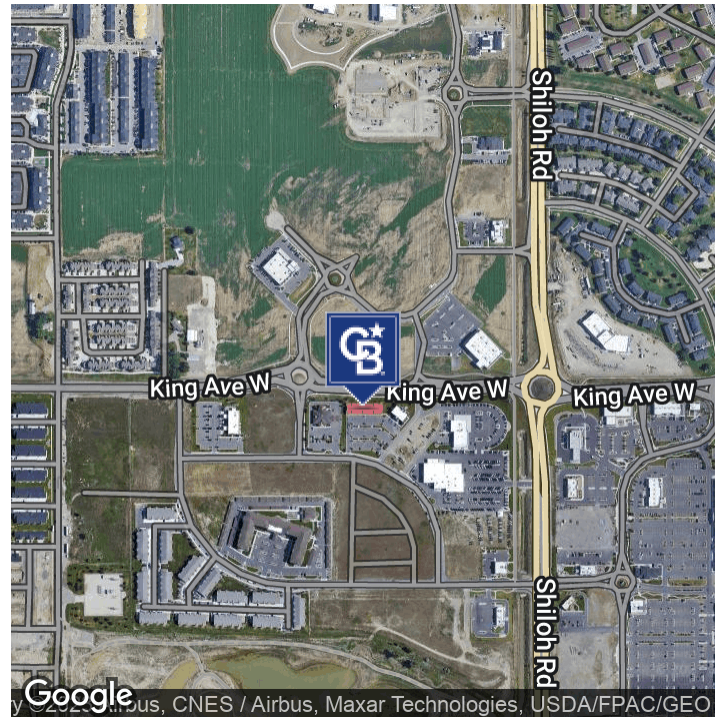


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COMMERCIAL**
CBS

SALE

4120 KING AVE W

Billings, MT 59106



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	3,248 SF
Price / SF:	\$230.91
Year Built:	2008
Zoning:	Corridor Mixed Use 2

PROPERTY OVERVIEW

3248 SF
Condo Unit
Clear Span Retail or Office Space

Matterport Walkthrough
<https://my.matterport.com/show/?m=BBvikKHhEQm>

PROPERTY HIGHLIGHTS

- Prime King Ave W Location
- Abundant Parking
- Signage Available
- Zoned - Corridor Mixed Use 2

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PHOTOS

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MAP

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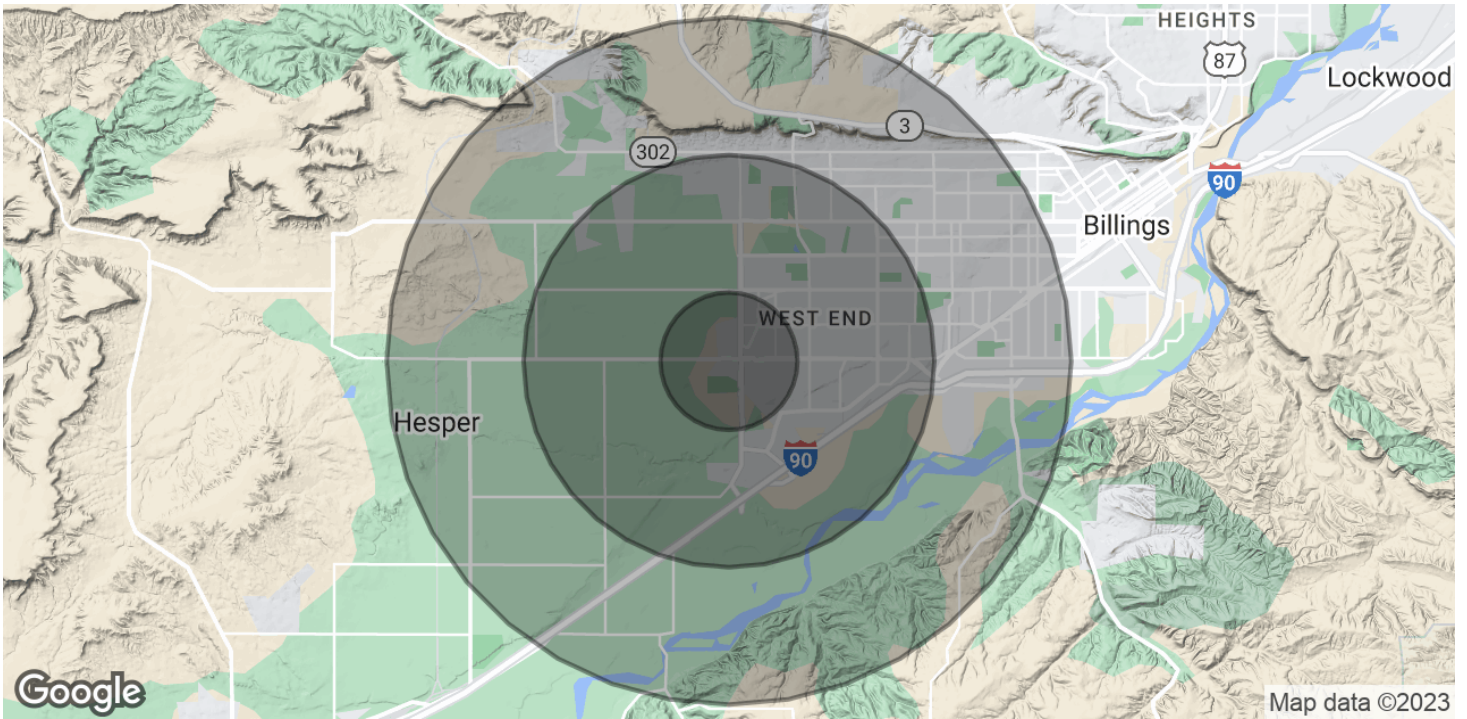


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DEMOGRAPHICS

4120 KING AVE W

Billings, MT 59106



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,070	31,497	71,680
Average Age	36.8	42.7	41.1
Average Age (Male)	35.3	41	39.6
Average Age (Female)	37.3	44.2	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,637	15,243	33,512
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$75,956	\$86,246	\$89,878
Average House Value	\$263,383	\$277,328	\$265,868

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

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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.

TRANSACTIONS OF NOTE

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

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

CBS

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George Warmer, CCIM

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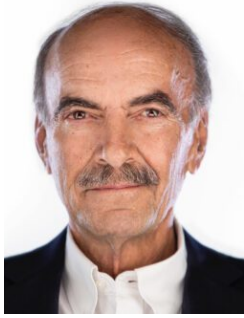
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BLAINE POPPLER

Owner, Commercial Broker

blaine@cbcmontana.com

Direct: 406.671.0399 | **Cell:** 406.671.0399

MT #7938

PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties.

With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

MEMBERSHIPS

Yellowstone County Board of Adjustment
Billings Association of Realtors
Silver Circle Award Recipient

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