

SALE / LEASE

OLIVER BUILDING

2702 Montana Ave Billings, MT 59101



SALE PRICE

\$800,000

LEASE RATE

\$13.06 SF/yr + (\$3.44 CAM)

George Warmer, CCIM

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Todd Sherman

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

The first floor units comprised of two attractive offices spaces is now available for sale or lease. The spaces are 1,664 Sf and 3,204 SF respectively. This space is located within an historic building that includes both office and townhome units (Townhomes are NOT for sale). Large windows overlooking Montana Ave offer exposure and a bright cheerful space. Wood floors accent this 1928 historic building.

PROPERTY HIGHLIGHTS

- 50 Parking Spaces Available (Monthly fees apply)
- Corner Signage Opportunity
- Fully Sprinkled
- ADA Restrooms
- Elevator Access
- 11 Offices

OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$13.06 SF/yr (NNN)
Available SF:	1,664 - 3,204 SF
Lot Size:	9,500 SF
Building Size:	4,868 SF

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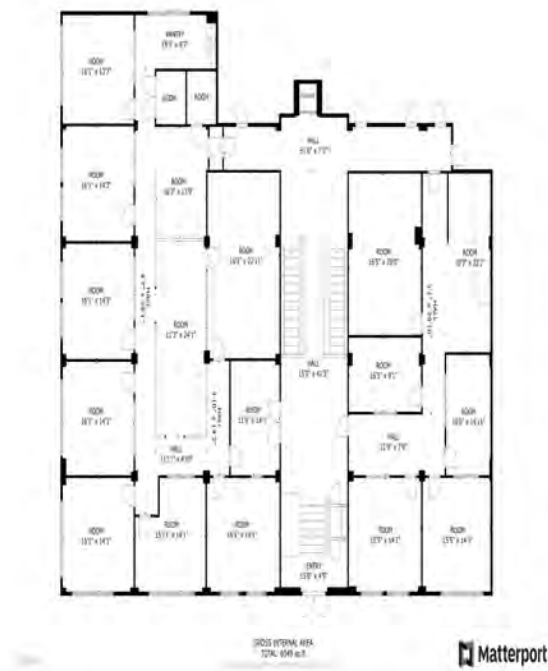


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AVAILABLE UNITS

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,664 - 3,204 SF	Lease Rate:	\$13.06 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	3,204 SF	NNN	\$13.06 SF/yr	Unit 101: \$3487/month + \$919 CAM
Suite 102	Available	1,664 SF	NNN	\$13.06 SF/yr	Unit 102: \$1811/month + \$477 CAM

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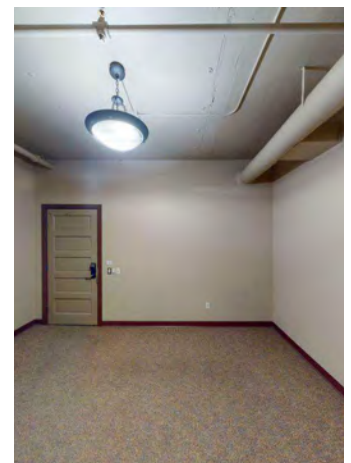
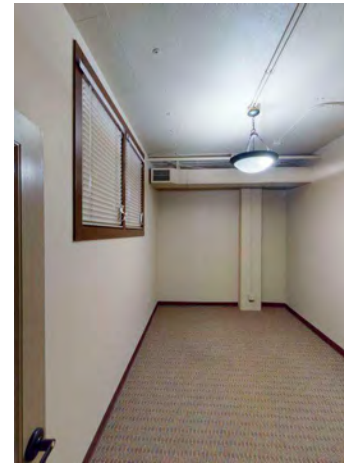
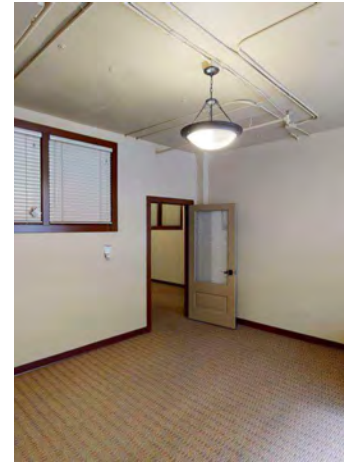


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PHOTOS

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MAP

OLIVER BUILDING

Billings, MT 59101



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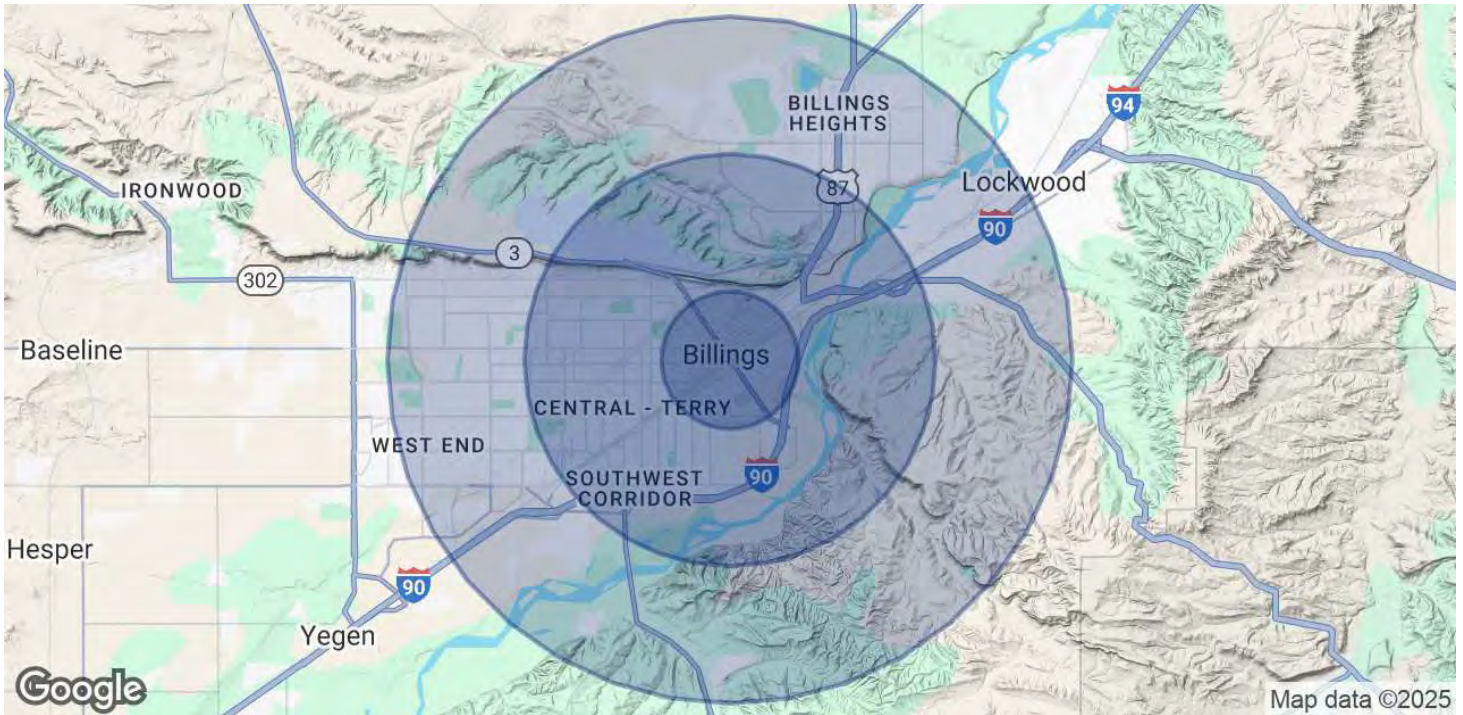


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DEMOGRAPHICS

OLIVER BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,340	54,935	99,995
Average Age	35.3	34.4	35.9
Average Age (Male)	35	33.4	34.5
Average Age (Female)	34.8	36.4	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,663	23,442	42,414
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$38,257	\$49,532	\$53,584
Average House Value	\$166,942	\$150,155	\$160,537

* 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

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of West End 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
- Lease: 10,000 SF Pizza Ranch
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

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TODD SHERMAN

Commercial Realtor

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Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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