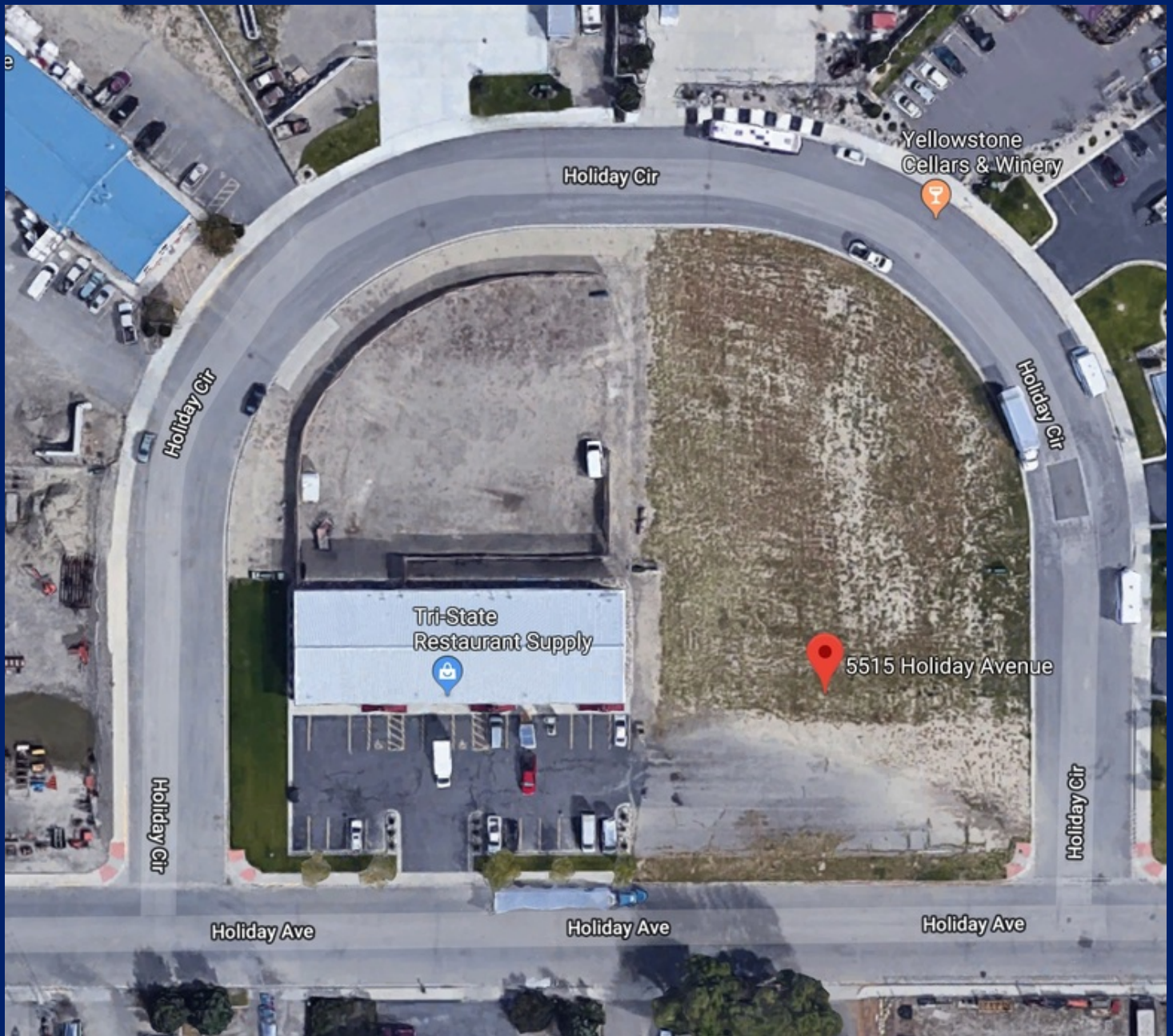


SALE

5515 HOLIDAY AVE

Billings, MT 59101



SALE PRICE

\$177,572

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

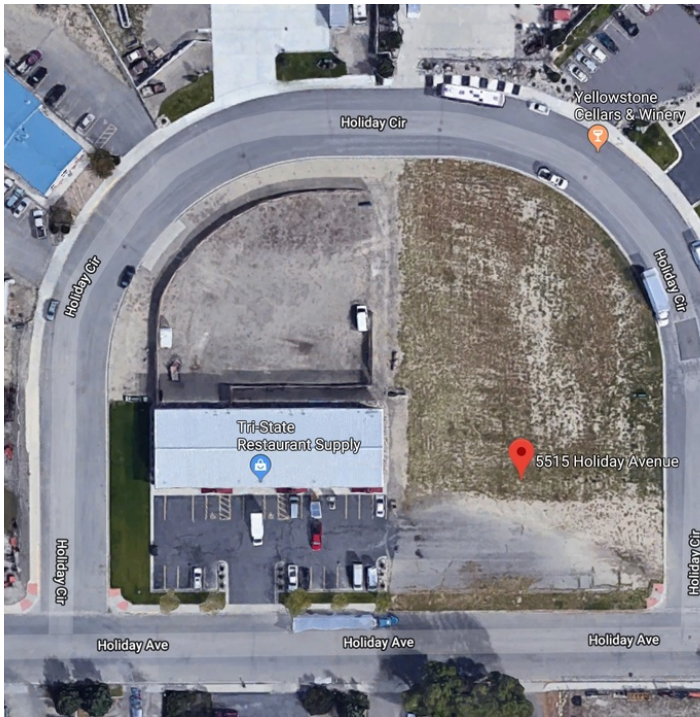


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SALE

5515 HOLIDAY AVE

Billings, MT 59101



OFFERING SUMMARY

Sale Price:	\$177,572
Lot Size:	0.52 Acres
Price / SF:	\$7.75

PROPERTY OVERVIEW

Last available lot in the Holiday Business Park Subdivision for sale.
0.52 Acre of land total for sale
\$7.75 PSF

PROPERTY HIGHLIGHTS

- All city services included
- All off sites completed
- Highway Commercial Zoning
- Lot is approximately .52 Acres

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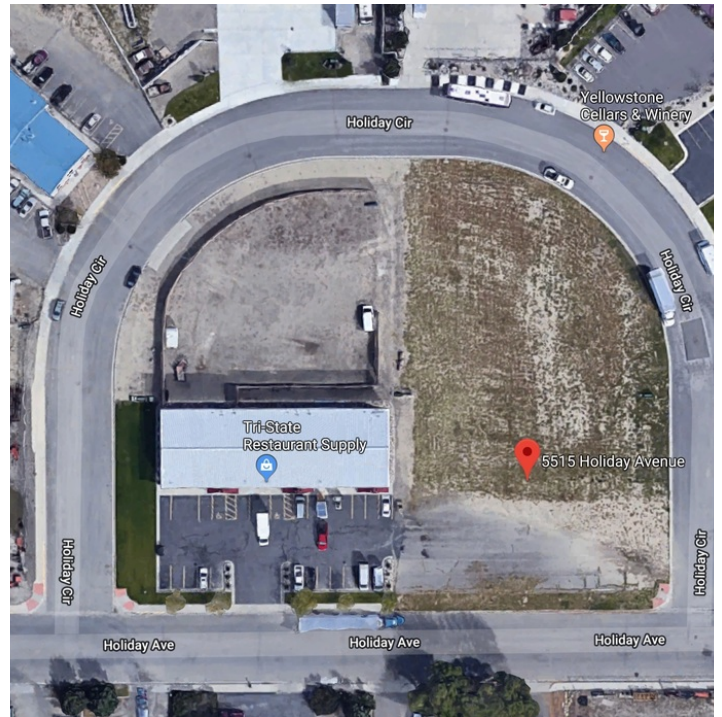
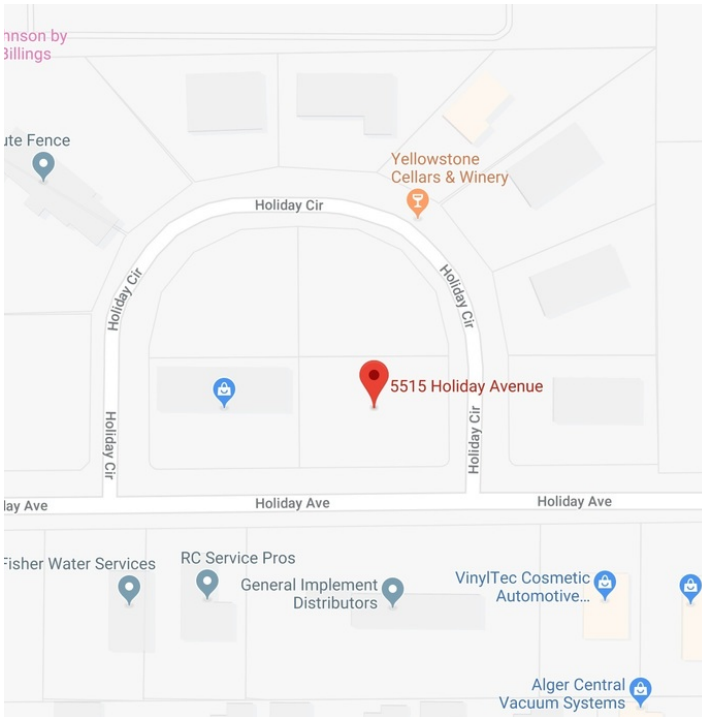


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PHOTOS

5515 HOLIDAY AVE

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MAP

5515 HOLIDAY AVE

Billings, MT 59101



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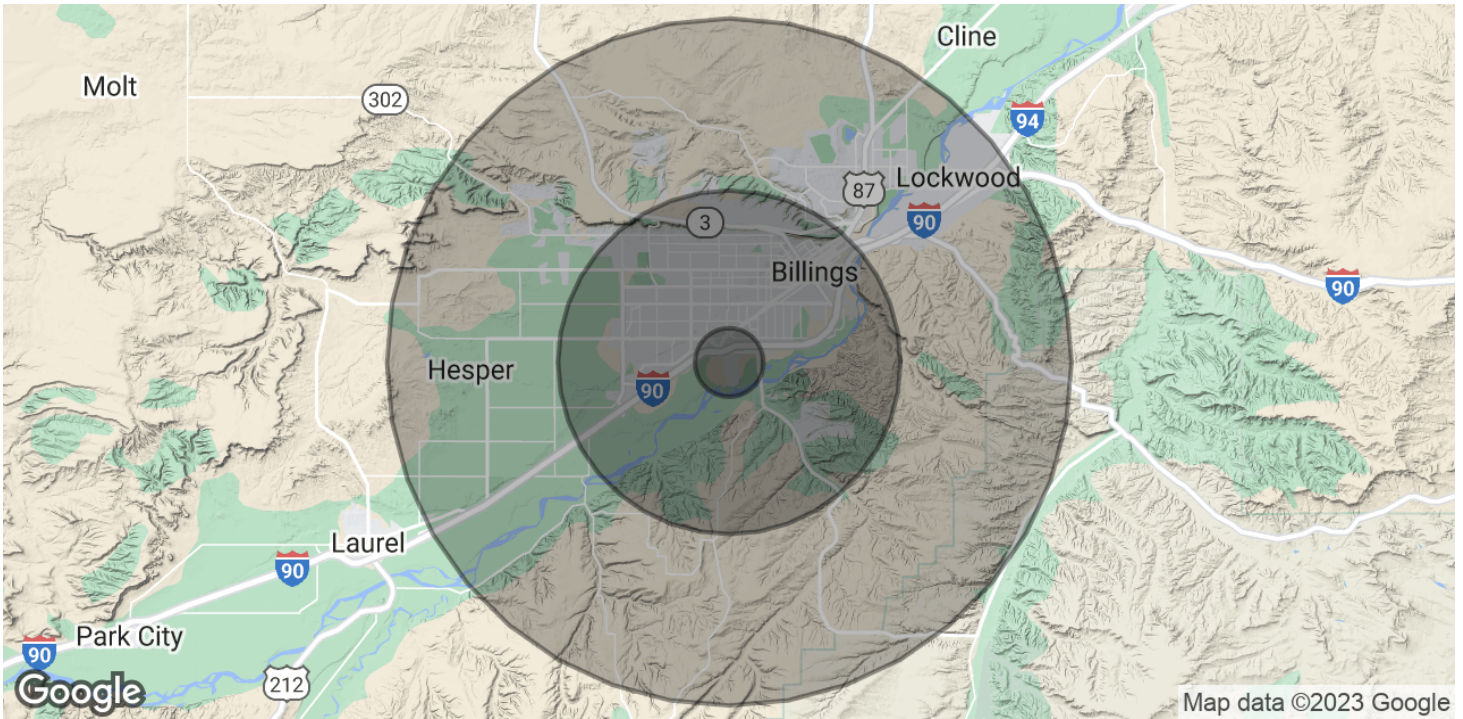


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DEMOGRAPHICS

5515 HOLIDAY AVE

Billings, MT 59101



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,821	99,527	149,620
Average Age	37.4	37.6	37.7
Average Age (Male)	34.1	35.9	36
Average Age (Female)	41	39.7	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	762	43,669	63,876
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$49,697	\$55,080	\$60,120
Average House Value	\$133,837	\$178,515	\$195,464

* Demographic data derived from 2020 ACS - US Census

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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.

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.

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

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

EDUCATION

CBS

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