

SALE

320 N 17TH ST

Billings, MT 59101



SALE PRICE

\$315,000

George Warner, CCIM
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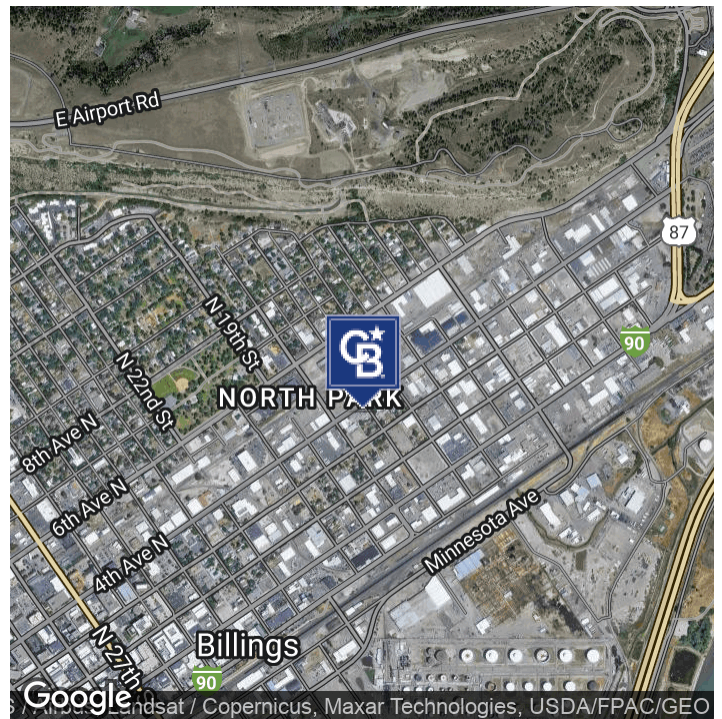


**COLDWELL BANKER
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320 N 17TH ST

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OFFERING SUMMARY

Sale Price:	\$315,000
Building Size:	21,000 SF
Price / SF:	\$15.00
Zoning:	East Billings Central Works

PROPERTY OVERVIEW

Property includes a 2,048 SF Shop

PROPERTY HIGHLIGHTS

- Shop 2,048 SF
- Short Term Lease Back By Seller Available
- Prime Corner on High Traffic 4th Ave N

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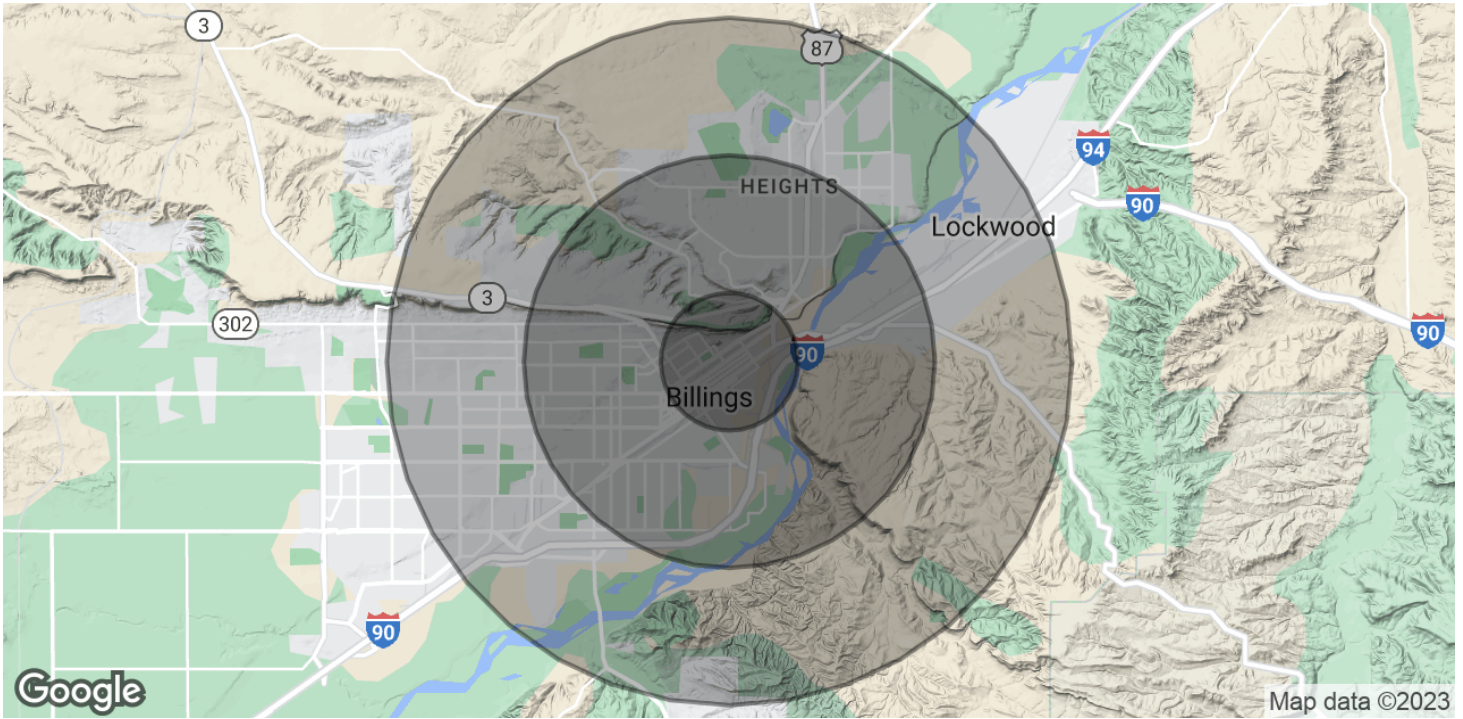


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DEMOGRAPHICS

320 N 17TH ST

Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,879	50,562	89,551
Average Age	32.9	35.4	37.7
Average Age (Male)	32.4	34.2	36.6
Average Age (Female)	34.7	37.1	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,757	23,836	41,421
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$37,687	\$60,820	\$68,928
Average House Value	\$169,807	\$194,095	\$212,557

* 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

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

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