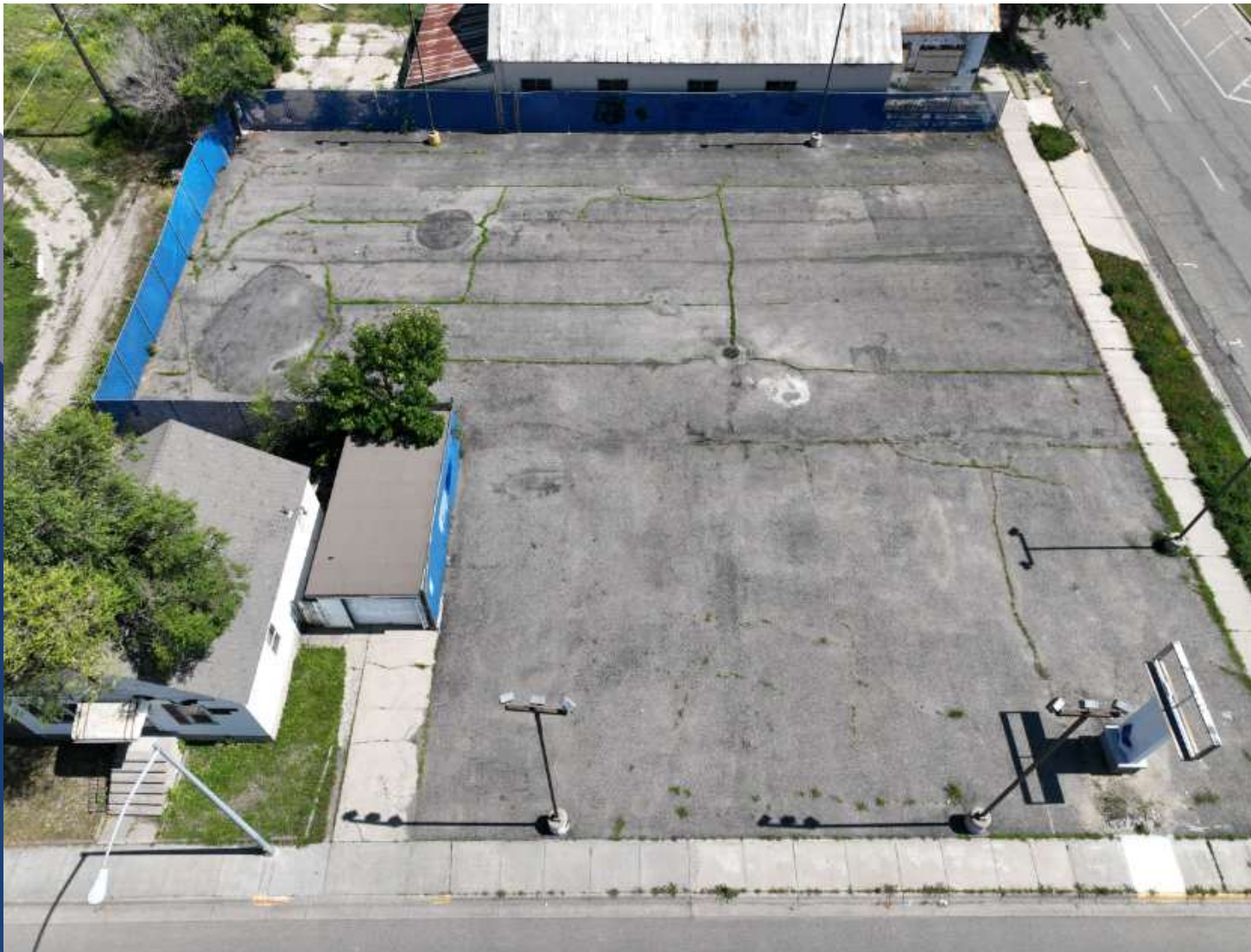


SALE

2518 6TH AVENUE NORTH

Billings, MT 59101



SALE PRICE

\$380,000



CLICK TO VIEW VIDEO

George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com

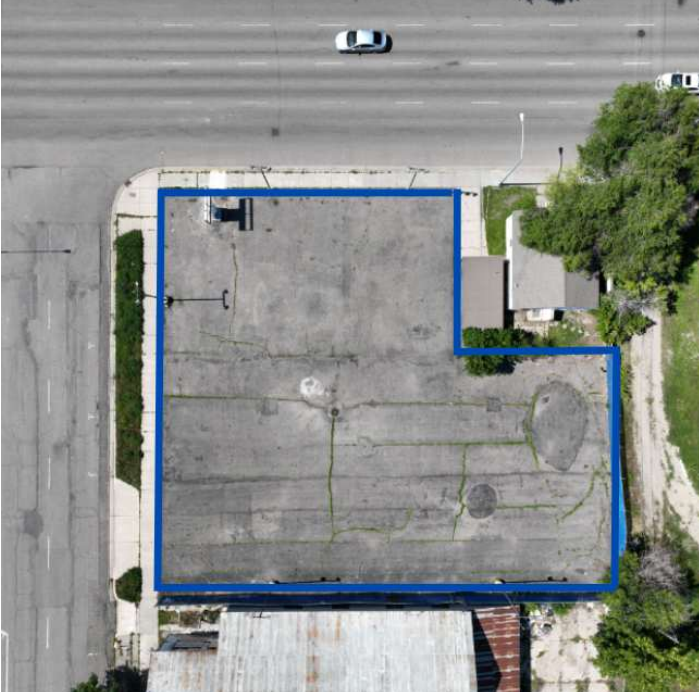
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SALE

2518 6TH AVENUE NORTH

Billings, MT 59101



OFFERING SUMMARY

Sale Price:	\$380,000
Lot Size:	15,100 SF
Price/SF	\$25.16

PROPERTY HIGHLIGHTS

- 15,100 SF Lot
- Zoned CBD
- Located at the SE corner of 6th Ave N & N 26th St
- Large pylon sign
- Over 14,000 cars per day
- \$25.16 PSF

George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com

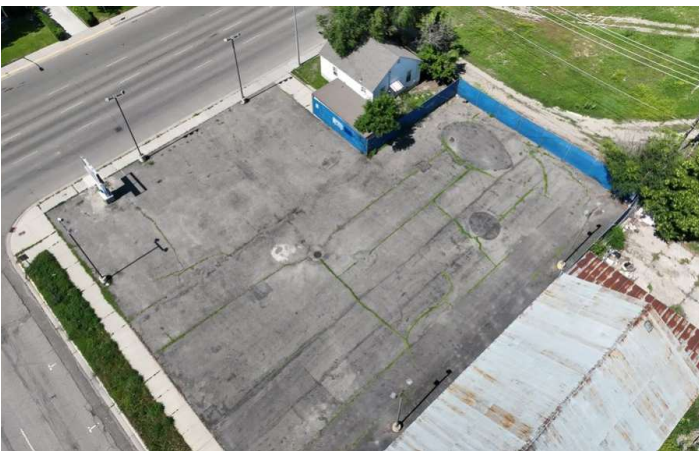


**COLDWELL BANKER
COMMERCIAL**
CBS

PICTURES

2518 6TH AVENUE NORTH

Billings, MT 59101



George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

MAP

2518 6TH AVENUE NORTH

Billings, MT 59101



George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com

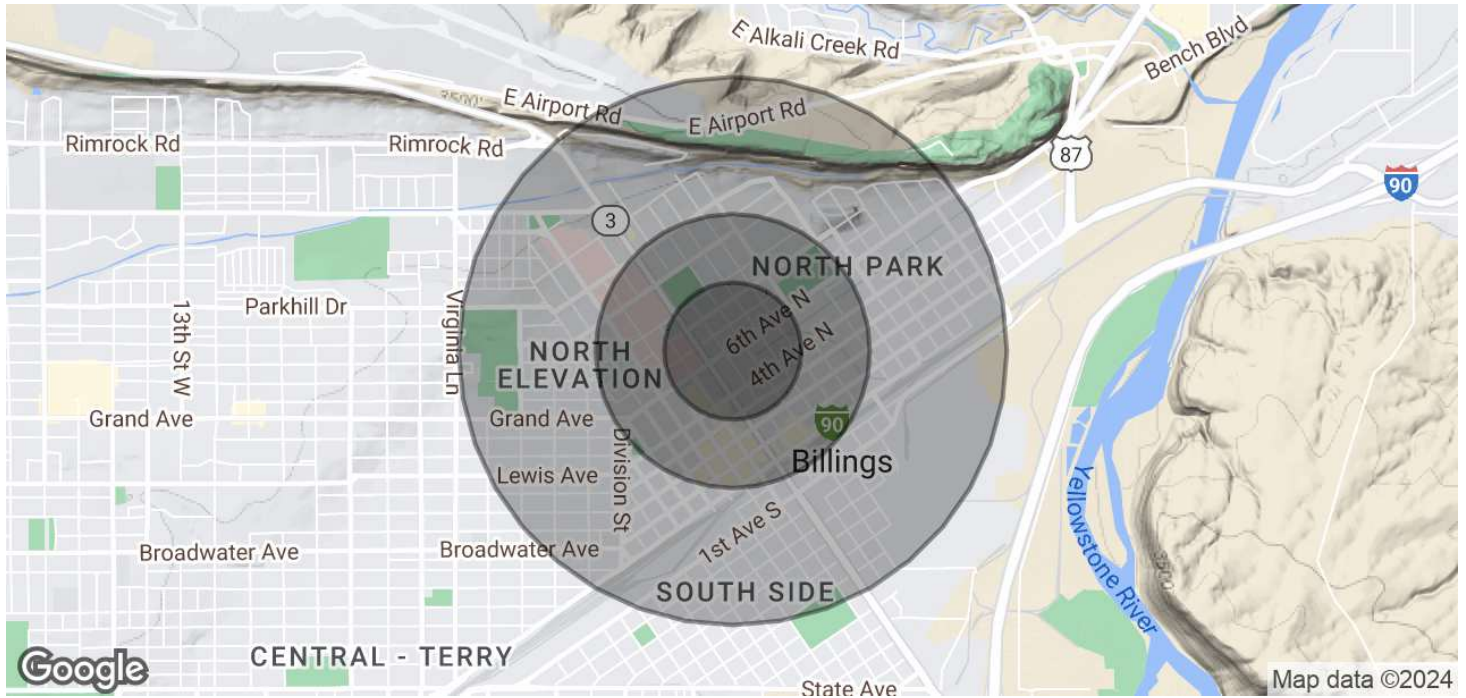


**COLDWELL BANKER
COMMERCIAL**
CBS

DEMOGRAPHICS

2518 6TH AVENUE NORTH

Billings, MT 59101



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	707	2,507	8,895
Average Age	34.6	34.2	34.7
Average Age (Male)	33.8	33.5	33.6
Average Age (Female)	37.3	36.3	37.1
HOUSEHOLDS & INCOME			
Total Households	428	1,543	4,932
# of Persons per HH	1.7	1.6	1.8
Average HH Income	\$36,167	\$37,720	\$48,107
Average House Value	\$117,577	\$136,585	\$170,543

2020 American Community Survey (ACS)

George Warmer, CCIM
 O: 406 855 8946 | C: 406 855 8946
 george@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS



GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | 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: 50,000 Multi-Building Office Space
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS