

SALE

2518 6TH AVENUE NORTH

Billings, MT 59101



SALE PRICE

\$395,000



CLICK TO VIEW VIDEO

George Warmer, CCIM

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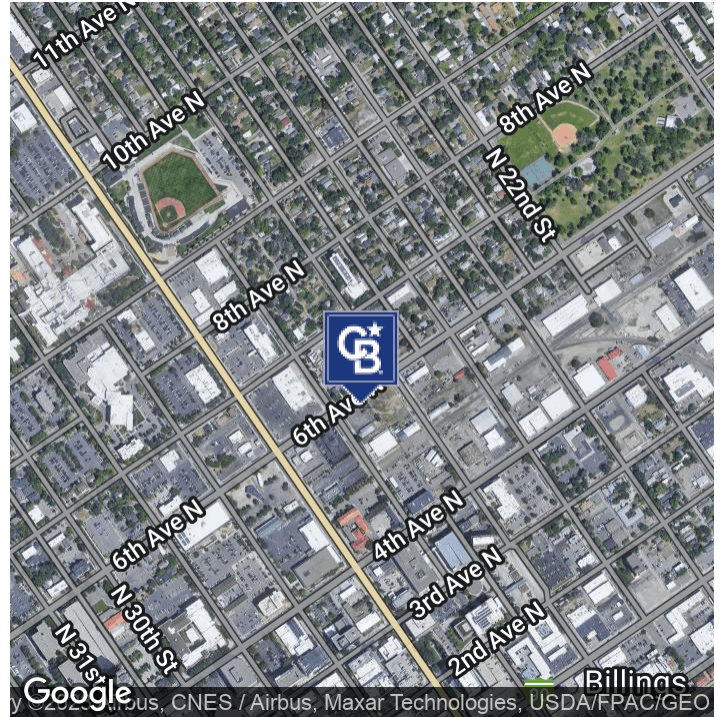
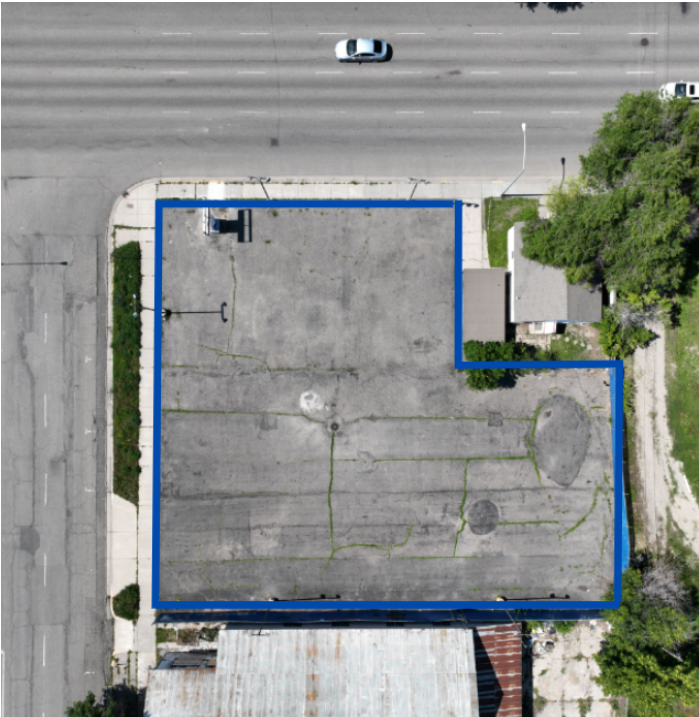


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OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	15,100 SF
Price/SF	\$26.16

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
- \$26.16 PSF

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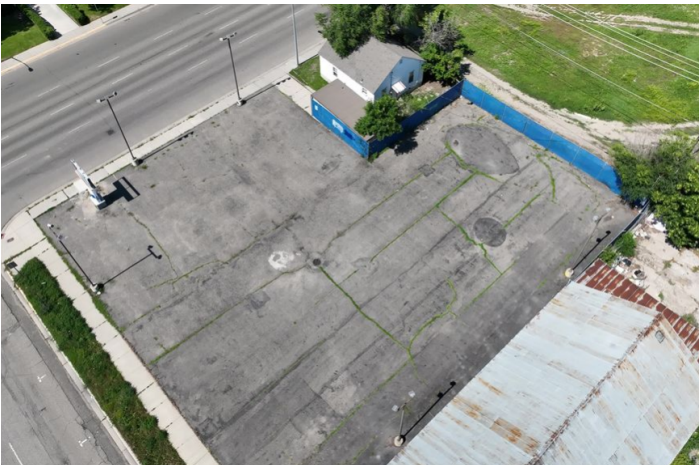


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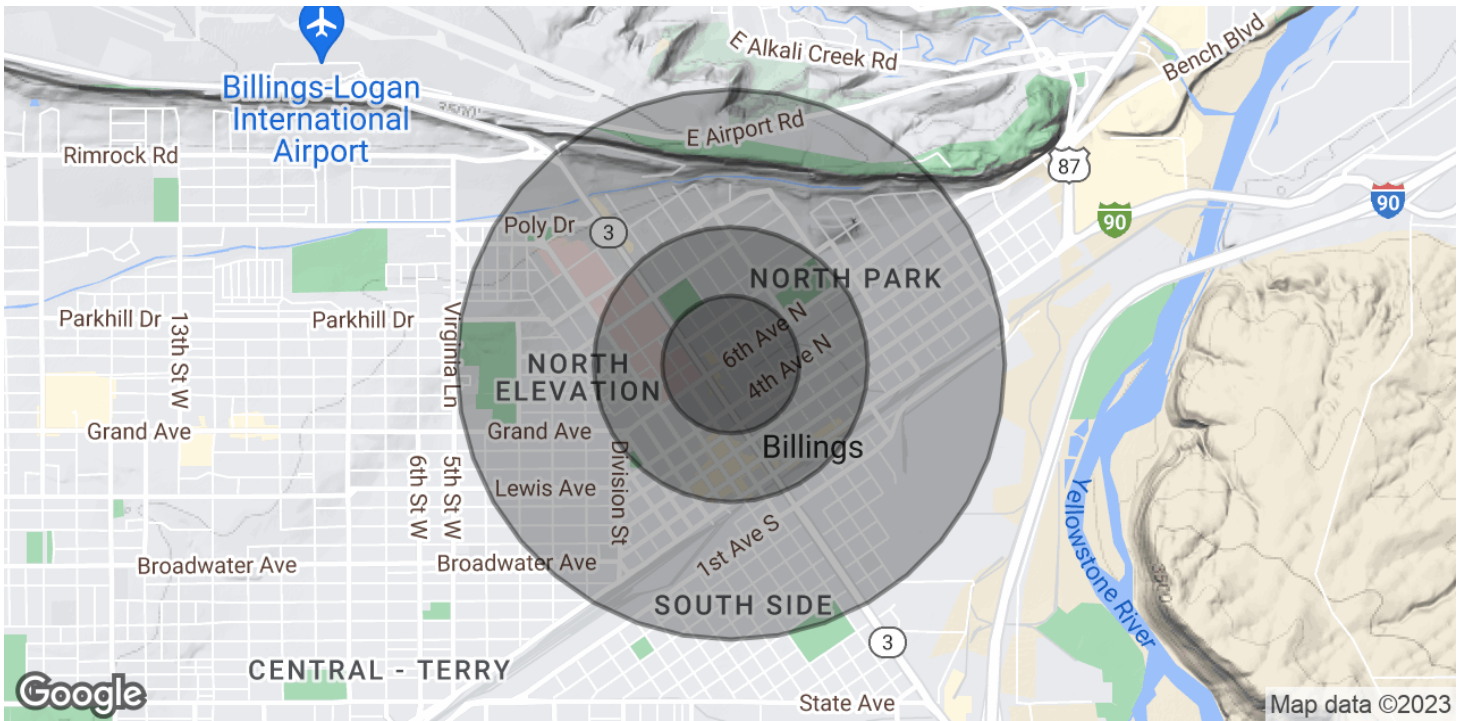
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	707	2,507	8,895
Average Age	34.6	34.2	34.7
Average Age (Male)	33.8	33.5	33.6
Average Age (Female)	37.3	36.3	37.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,543	4,932
# 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

* 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
- Lease: 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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