

SALE

3RD AVENUE N & MAIN STREET

Billings, MT 59101



SALE PRICE

\$931,226



CLICK TO VIEW VIDEO

George Warmer, CCIM

406 855 8946

george@cbcmontana.com



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OFFERING SUMMARY

Sale Price:	\$931,226 (\$17.00 / SF)
Lot Size:	54,778 SF
Zoning:	Light Industrial

PROPERTY HIGHLIGHTS

- Attractive Retail or Hospitality Site
- 54,778 SF (Approx. 1.25 Acres)
- Zoned Light Industrial
- Located at 3rd Ave N & Main St
- Public Services Available
- Ingress & Egress off of 4th Ave N & 3rd Ave N
- Includes Existing Lamar Billboard Lease

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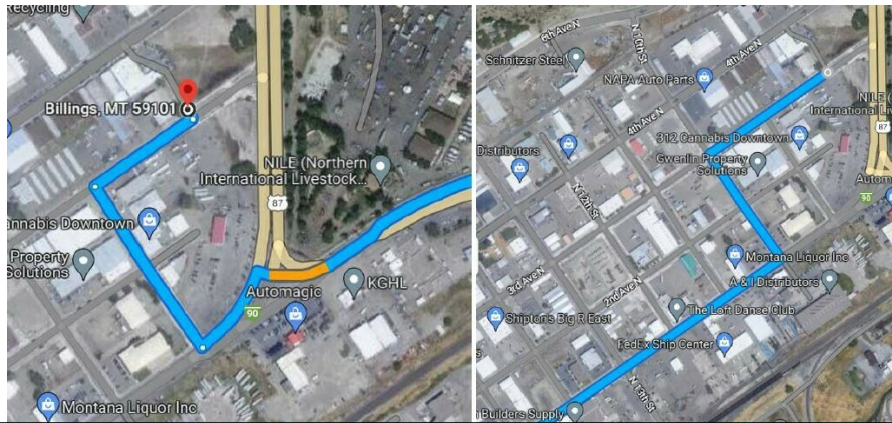


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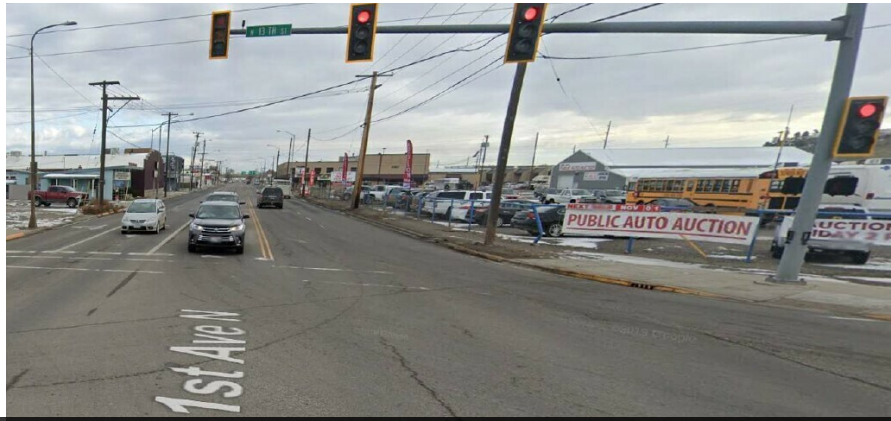
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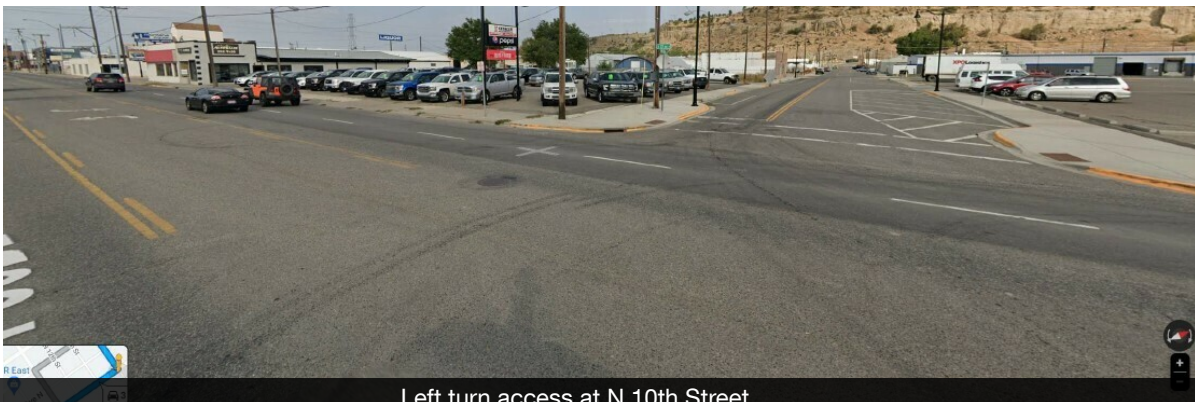
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Main entrance to the Metra, the Rims, the Yellowstone river, along with Main street, Airport Rd, 4th Ave, and 1st Ave



Access for Northbound drivers arriving from 1st Ave N



Left turn access at N 10th Street

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Facing Southwest



Facing West

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Signage on East Side



Facing Northeast

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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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