

LEASE

223 ERIE DR UNIT 6

Billings, MT 59101



LEASE RATE

\$9.50 SF/yr

George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com

MT #RRE-RBS-LIC-14174

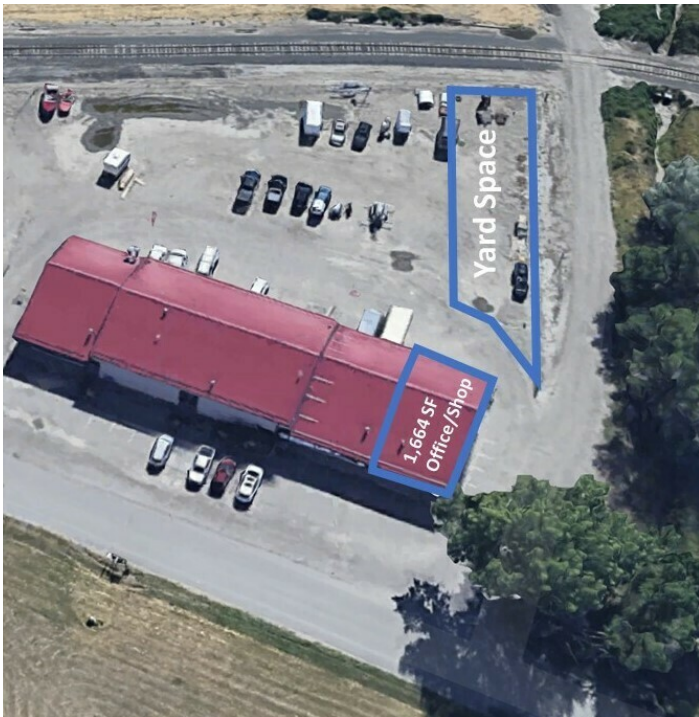


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LEASE

223 ERIE DR

Billings, MT 59101



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	1,664 SF
Zoning:	Limited Commercial

PROPERTY OVERVIEW

OFFICE/SHOP FOR LEASE - Unit 6

1,664 SF Office/Shop
Lease Rate: \$9.50 PSF NNN
Monthly Rent \$1,5910.97 (Base Rent \$1,317.33 Nets \$193.64)

Matterport: <https://my.matterport.com/show/?m=VkJp2nLzXoo>

PROPERTY HIGHLIGHTS

- 14' Overhead Door
- Well Lit
- Nicely Finished Offices with Restroom
- Shop includes Mezzanine for Extra Storage
- Outside Fenced Yard Space

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PHOTOS

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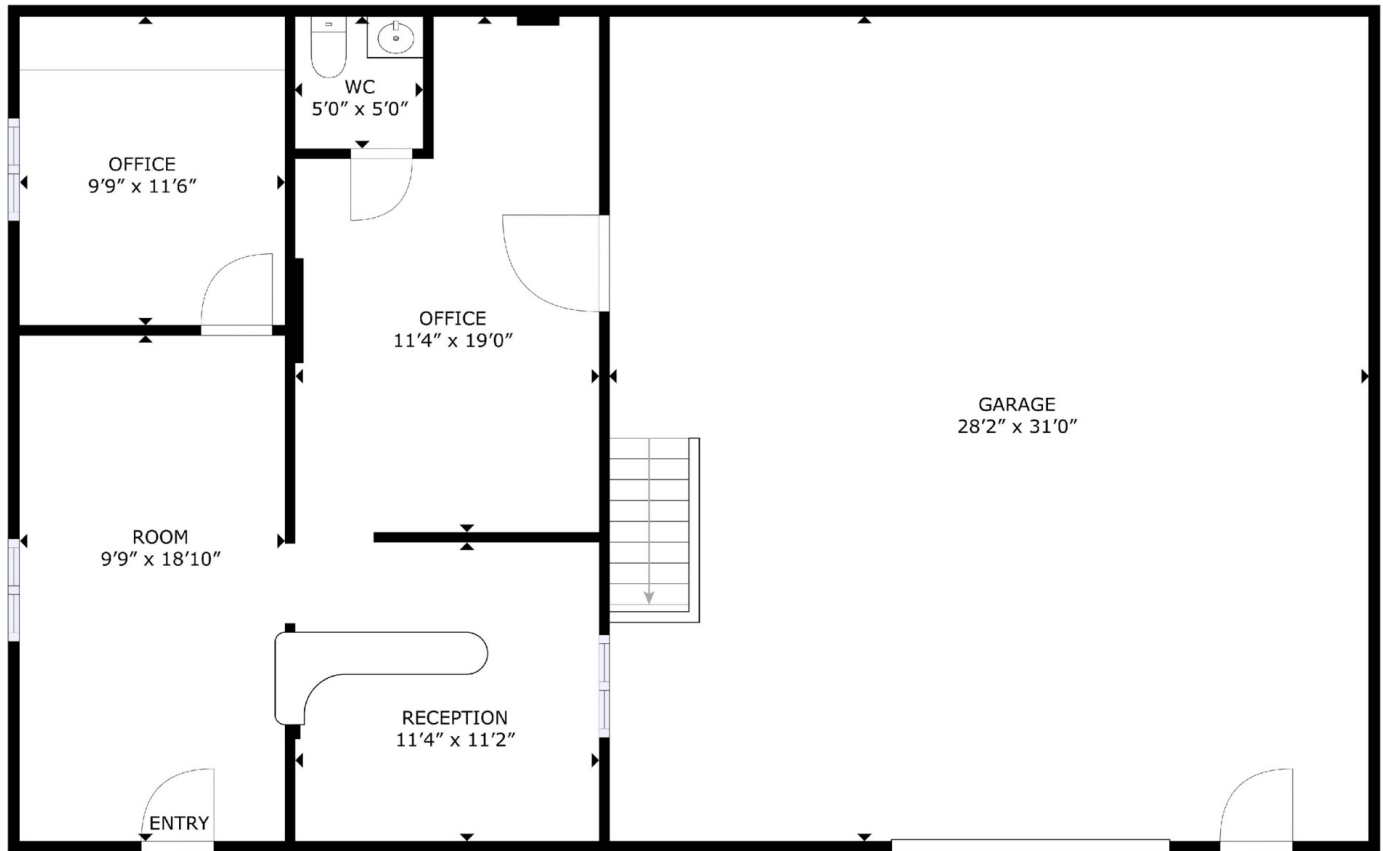


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FLOOR PLAN

223 ERIE DR

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 657 sq. ft.
EXCLUDED AREA: GARAGE: 860 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



George Warner, CCIM

O: 406 855 8946 | C: 406 855 8946

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MAP

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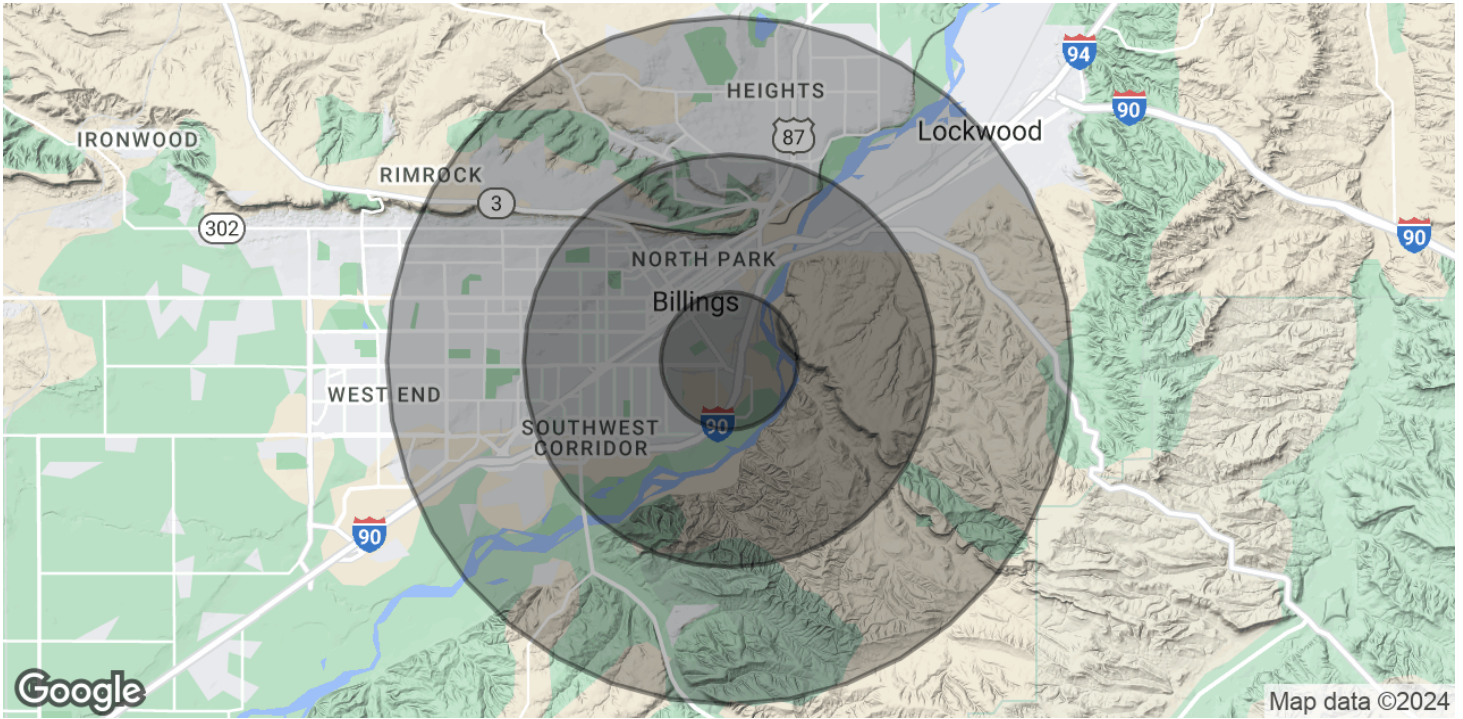


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DEMOGRAPHICS

223 ERIE DR

Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,634	38,057	83,248
Average Age	39.4	35.2	37.5
Average Age (Male)	37.6	34	36.1
Average Age (Female)	42.3	37.2	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,597	18,233	38,652
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$43,967	\$57,201	\$68,137
Average House Value	\$139,402	\$190,418	\$210,476

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | Cell: 406.855.8946

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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

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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