

# SALE

## LOT 2 MONTANA SAPPHIRE DRIVE

Lot 2 Montana Sapphire Drive Billings, MT 59106

**SALE PRICE**

\$10.00 / PSF



**COLDWELL BANKER  
COMMERCIAL**  
CBS

**George Warmer, CCIM**

406 855 8946

[george@cbcmontana.com](mailto:george@cbcmontana.com)

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### OFFERING SUMMARY

Sale Price:	\$10.00 / PSF
Lot Size:	1.688 Acres

### PROPERTY HIGHLIGHTS

- \$10.00 PSF (\$735,000)
- 1.6875 Acre Lot
- Prime Development Site
- Access off Shiloh & King Ave W
- Great Westend Location
- Near New Intermountain Health Clinic & RVU Medical School
- Proximity to Restaurants & Retailers

### OTHER RESOURCES

[View Drone Footage](#)

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# RETAIL MAP

## LOT 2 MONTANA SAPPHIRE DRIVE

Billings, MT 59106



George Warner, CCIM  
406 855 8946  
george@cbcmontana.com





### 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: 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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