

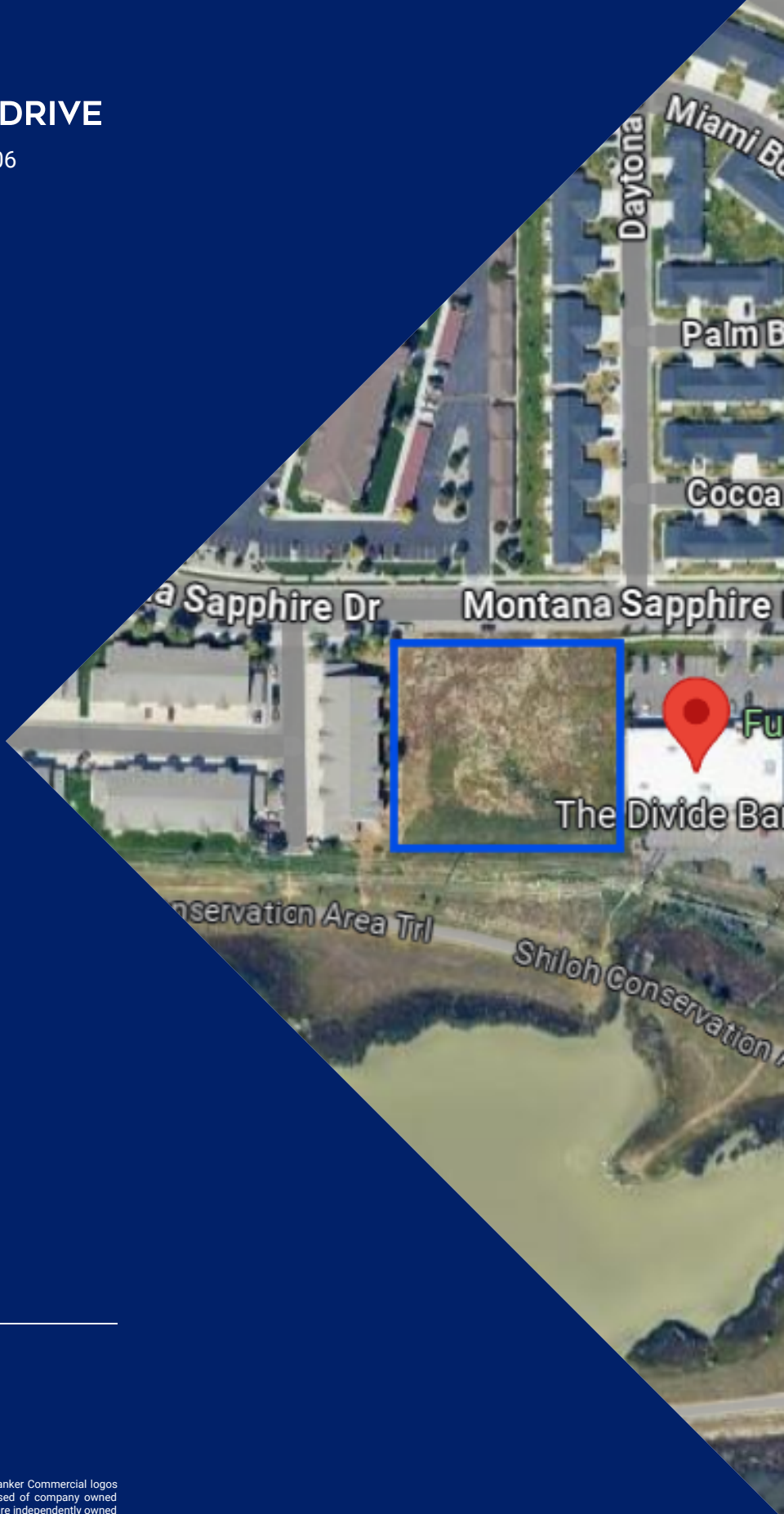
SALE

LOT 5 MONTANA SAPPHIRE DRIVE

Lot 5 Montana Sapphire Drive Billings, MT 59106

SALE PRICE

\$8.05 / PSF



COLDWELL BANKER
COMMERCIAL
CBS

George Warmer, CCIM

406 855 8946

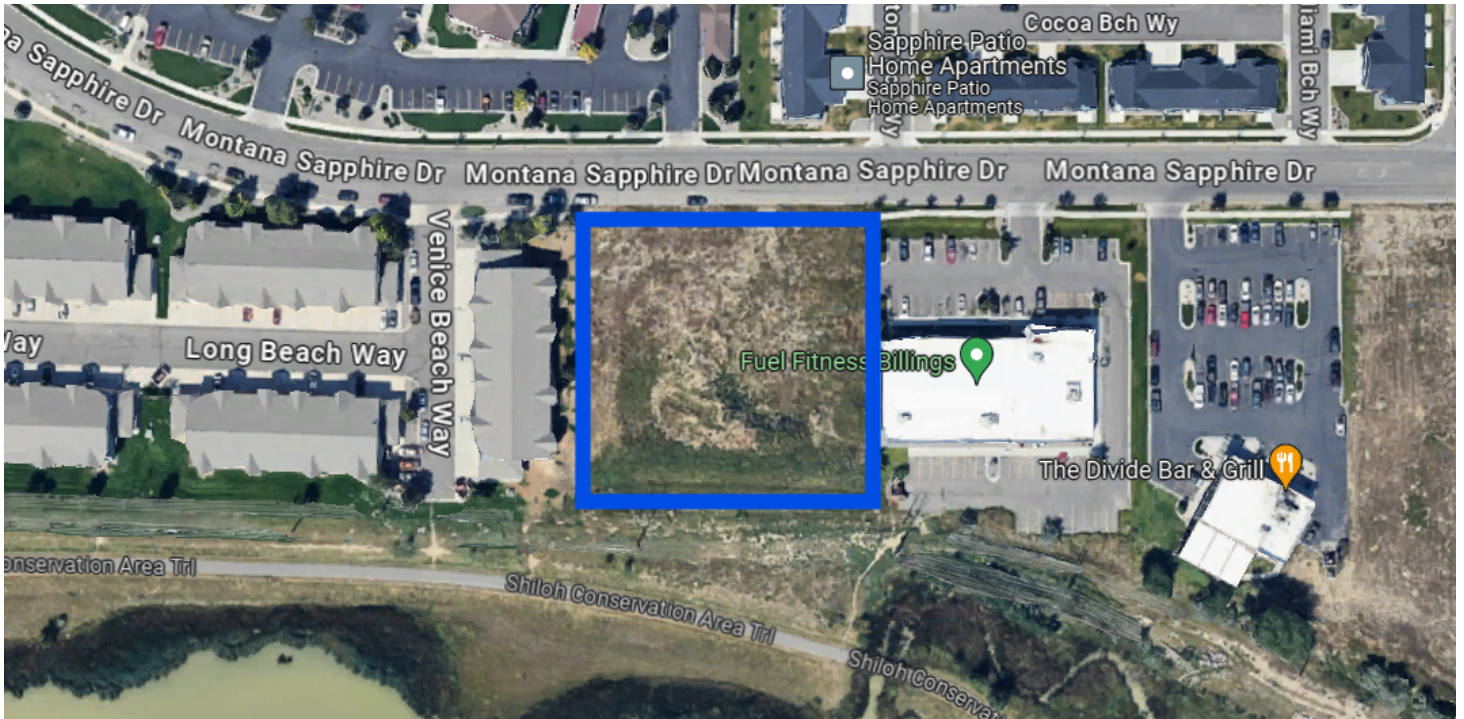
george@cbcmontana.com

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SALE

LOT 5 MONTANA SAPPHIRE DRIVE

Billings, MT 59106



OFFERING SUMMARY

Sale Price:	\$8.05 / PSF
Lot Size:	2.138 Acres

PROPERTY HIGHLIGHTS

- \$8.05 PSF (\$750,000)
- 2.138 Acre Lot
- Prime Development Site
- Great Westend Location
- Access off Shiloh & King Ave W
- Near New Intermountain Health Clinic & RVU Medical School
- Proximity to Restaurants & Retailers

OTHER RESOURCES

[View Drone Footage](#)

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RETAIL MAP

LOT 5 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

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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