

# SALE

**3388 GABEL RD**

Billings, MT 59102



**SALE PRICE**

**\$220,650**

**George Warmer, CCIM**

406 855 8946

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# SALE

## 3388 GABEL RD

3388 Gabel Rd Billings, MT 59102



### OFFERING SUMMARY

Sale Price:	\$220,650
Lot Size:	23,870 SF
Price / SF:	\$9.25

### PROPERTY OVERVIEW

Land for Sale off Gabel Rd  
Prime west end location with superior visibility

### PROPERTY HIGHLIGHTS

- 23,870 SF
- Zoned CX – Heavy Commercial

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# MAP

3388 GABEL RD

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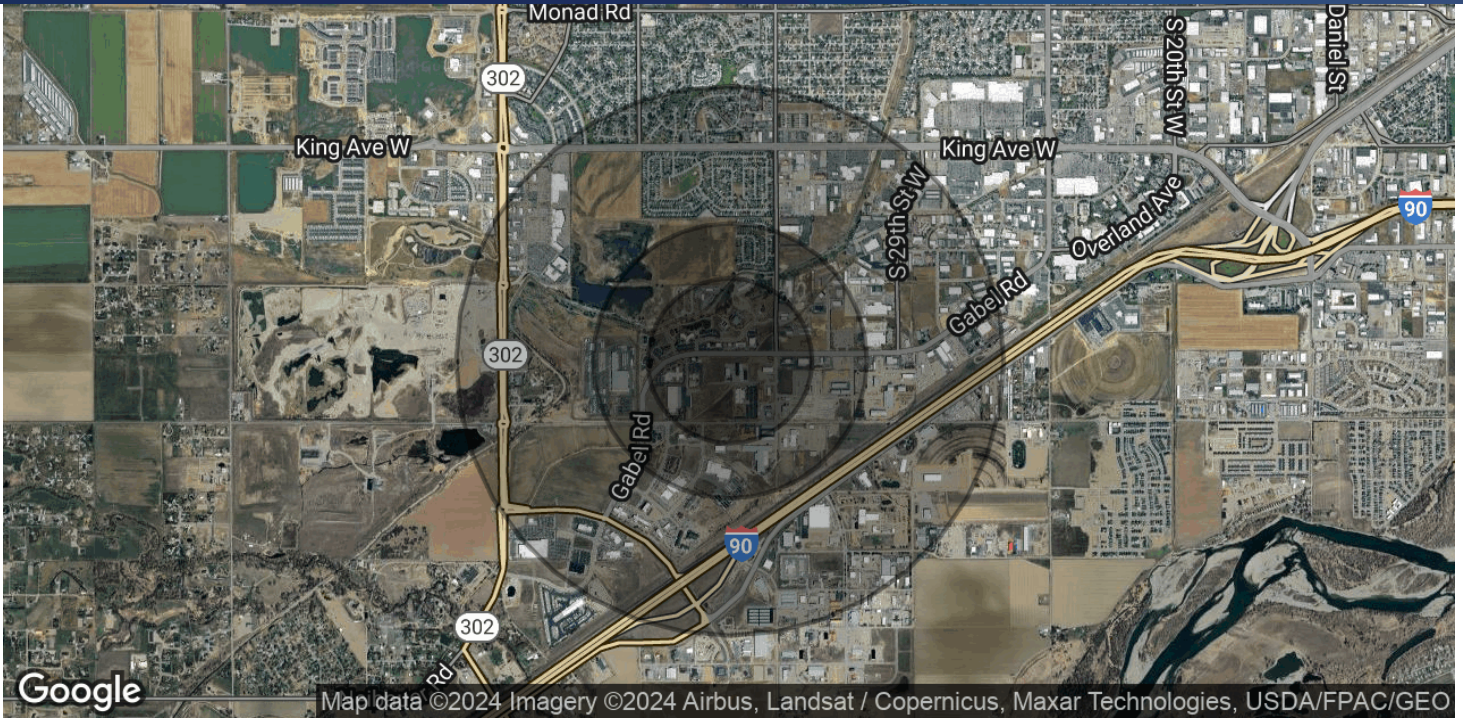


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# DEMOGRAPHICS

3388 GABEL RD

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	38	153	2,559
Average Age	47	47	42
Average Age (Male)	43	43	39
Average Age (Female)	50	50	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	67	1,147
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$73,937	\$73,937	\$76,480
Average House Value	\$305,399	\$305,399	\$330,088

Demographics data derived from AlphaMap

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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, 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
- Sale: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- 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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