

# SALE

**707 N 31ST ST**

Billings, MT 59101



**SALE PRICE**

**\$1,070,000**

**George Warmer, CCIM**

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

**Blaine Poppler**

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### OFFERING SUMMARY

Sale Price:	\$1,070,000
Building Size:	6,024 SF
Lot Size:	6,776 SF
Number of Units:	12
Price / SF:	\$177.62
Year Built:	1966
Zoning:	RMF

### PROPERTY OVERVIEW

Multi Family 12-Plex For Sale  
Attractive Location, near the hospitals  
1 Bedroom & 1 Bath  
Three Levels (Garden, Main Floor & Second Floor)

### PROPERTY HIGHLIGHTS

- Mature Trees
- Patio Space
- Some Off Street Parking
- Newer Roof & Gutters
- Boiler Heat with Window AC Units

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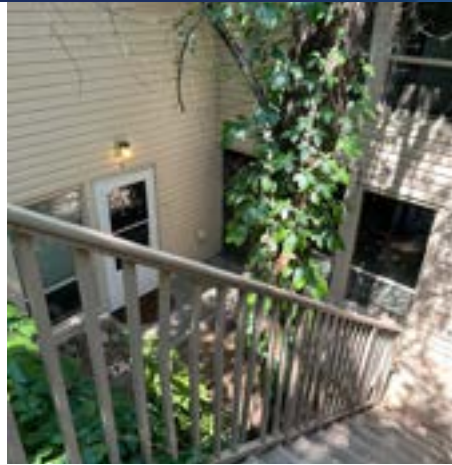


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# PHOTOS

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# MAP

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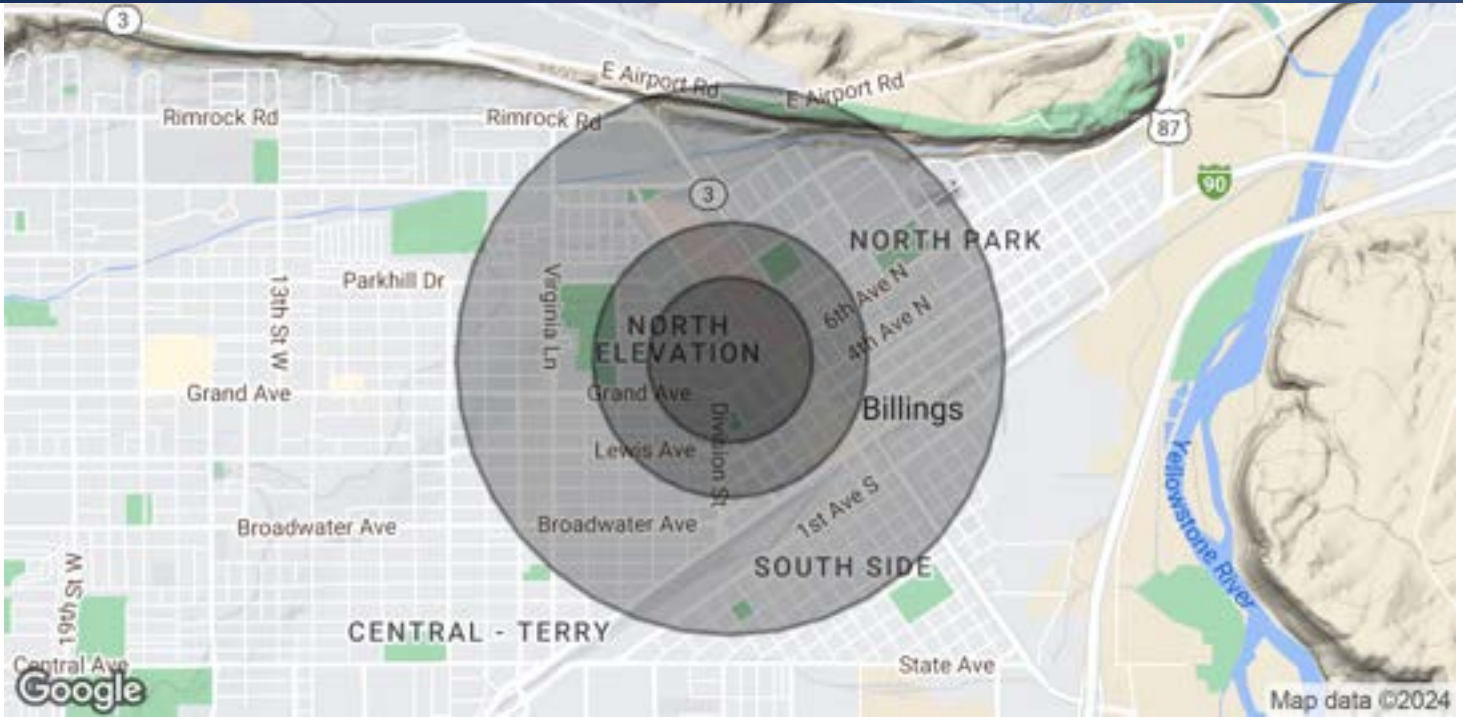
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# DEMOGRAPHICS

707 N 31ST ST  
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	801	3,044	13,383
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	430	1,595	6,540
# of Persons per HH	1.9	1.9	2
Average HH Income	\$71,163	\$66,967	\$69,244
Average House Value	\$369,936	\$351,294	\$352,858

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  
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
- 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

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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## BLAINE POPPLER

Owner, Commercial Broker

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Direct: **406.671.0399** | Cell: **406.671.0399**

MT #7938

### PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

### MEMBERSHIPS

Yellowstone County Board of Adjustment  
Billings Association of Realtors  
Silver Circle Award Recipient

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