

SALE / LEASE

2494 ENTERPRISE AVE

2494 Enterprise Ave Billings, MT 59102



SALE PRICE \$1,495,000

LEASE RATE \$11.00 PSF NNN

 [CLICK TO VIEW VIDEO](#)

George Warmer, CCIM

406 855 8946

george@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



VIDEO

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- For Sale \$1,495,000
- For Lease \$11 PSF NNN
- Building Size: 10,000 SF
- Lot Size: 32,161 SF
- Electrical: Phase 3 (400 Amps)
- Construction: Butler Building
- Year Built: 1995 (with addition in 2000)
- Signage: Pylon Sign
- Access: 14' Overhead Door
- Zoning: Heavy Commercial
- Location: Prime Service/Distribution Area
- Features: Retail Showroom & Shop

PROPERTY DESCRIPTION

A prime commercial property available for sale at \$1,495,000 or for lease at \$11 PSF NNN. This versatile 10,000 SF building, situated on a spacious 32,161 SF lot, offers a range of features ideal for service and distribution operations.

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Sale Price: | \$1,495,000 |
| Lease Rate: | \$11.00 PSF NNN |
| Lot Size: | 32,151 SF |
| Building Size: | 10,000 SF |

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

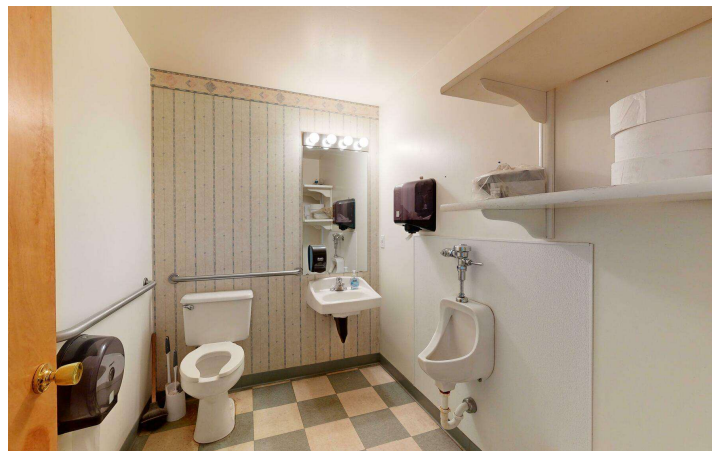
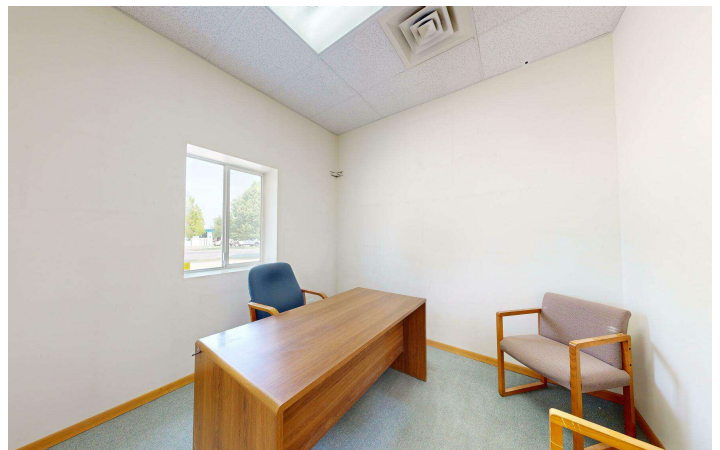


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



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

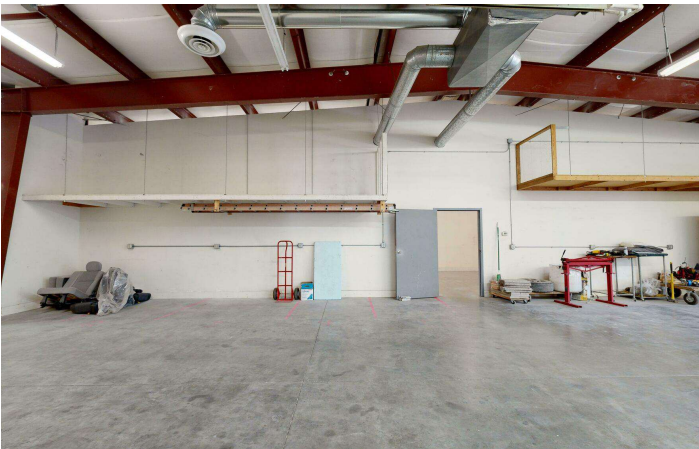


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



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

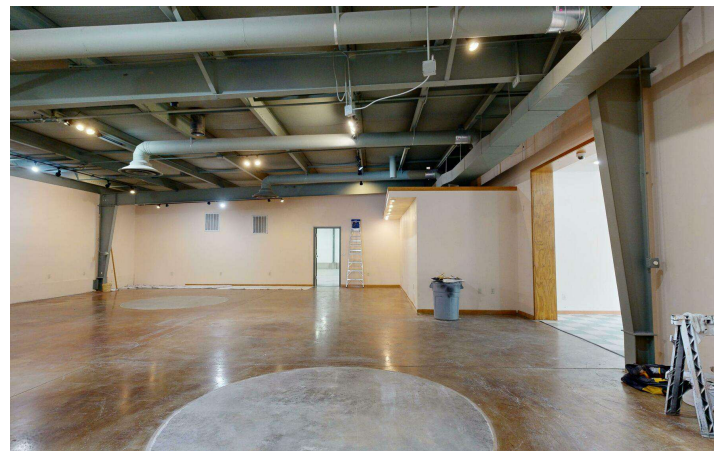
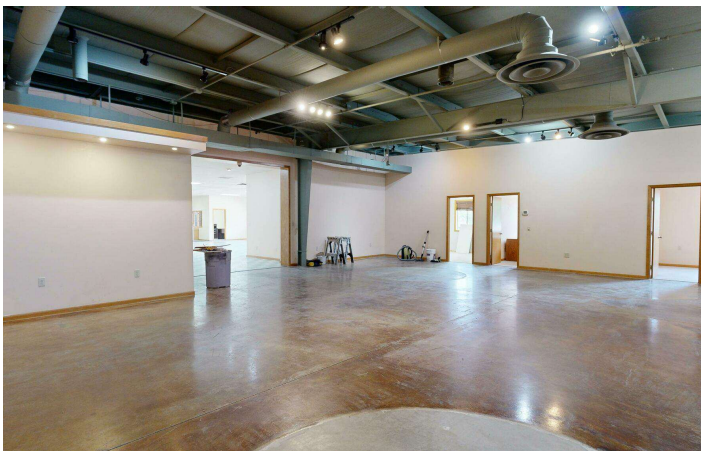
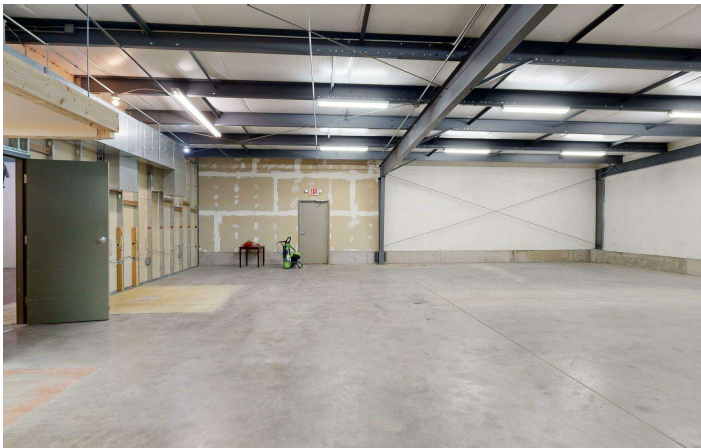


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



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

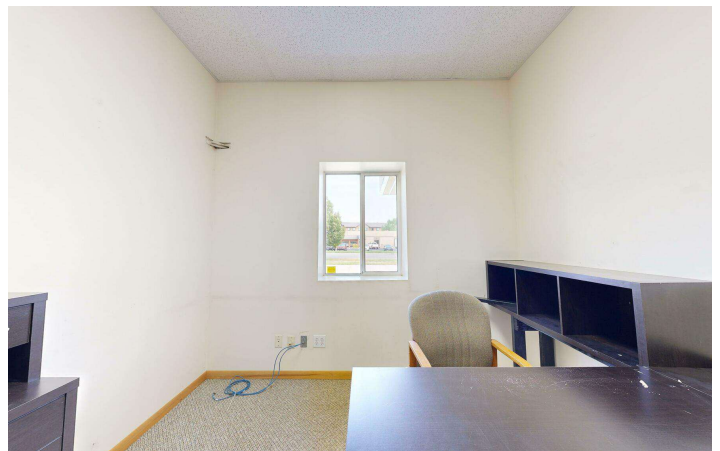
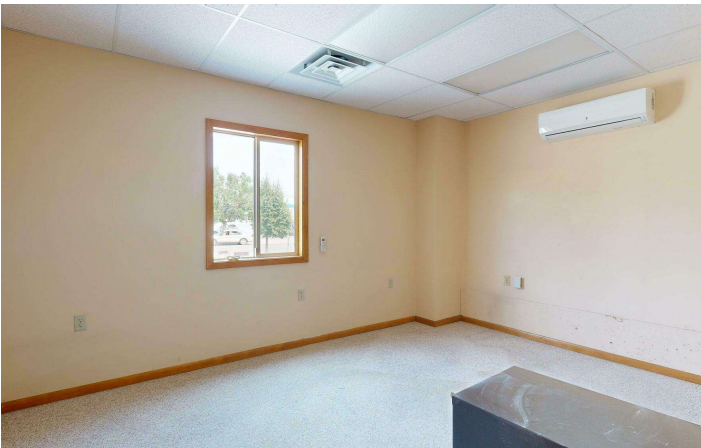


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



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

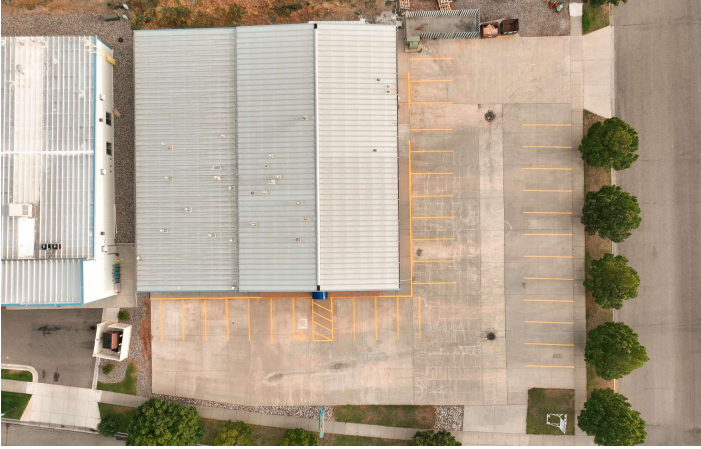


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



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



**COLDWELL BANKER
COMMERCIAL**
CBS

FLOORPLAN

2494 ENTERPRISE AVE

Billings, MT 59102



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 7,142 sq.ft.
EXCLUDED AREAS : GARAGE 1,404 sq.ft. GARAGE 1,104 sq.ft.
TOTAL : 7,142 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



COLDWELL BANKER
COMMERCIAL
CBS

SALE / LEASE

2494 ENTERPRISE AVE

Billings, MT 59102



Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/Geo

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



**COLDWELL BANKER
COMMERCIAL**
CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE / LEASE

2494 ENTERPRISE AVE
2494 Enterprise Ave Billings, MT 59102



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.

TRANSACTIONS OF NOTE

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
Leases: 10,000 SF Pizza Ranch Lease
Lease: 17,000 SF Shamrock Foods
Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

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

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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



**COLDWELL BANKER
COMMERCIAL**
CBS