

SALE

720 BLACK HAWK ST UNIT H6

Billings, MT 59106



SALE PRICE

\$268,000

George Warmer, CCIM

406 855 8946

george@cbcmontana.com

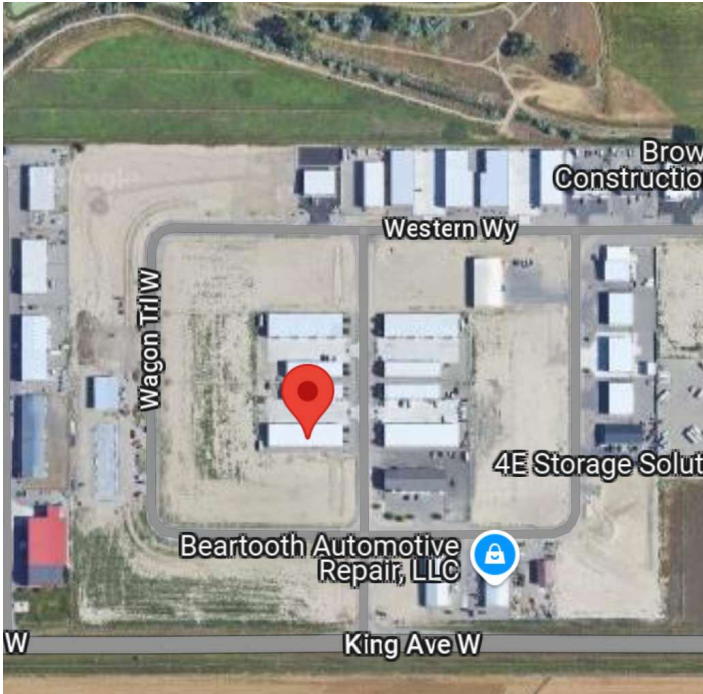
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OFFERING SUMMARY

Sale Price:	\$268,000
Building Size:	1,718 SF
Lot Size:	1,466 SF
Available Unit	H6
Price / SF:	\$156.00
Year Built:	2017
Zoning	Outside City Limits

PROPERTY OVERVIEW

Industrial Shop Space for Sale
1500 SF Shop
218 SF Mezzanine

PROPERTY HIGHLIGHTS

- 14' Overhead Door
- Restroom
- Shop Sink
- 220 Electric
- Automatic Gate Opener
- Well Maintained
- Part of HOA

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**COLDWELL BANKER
COMMERCIAL**
CBS

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George Warner, CCIM
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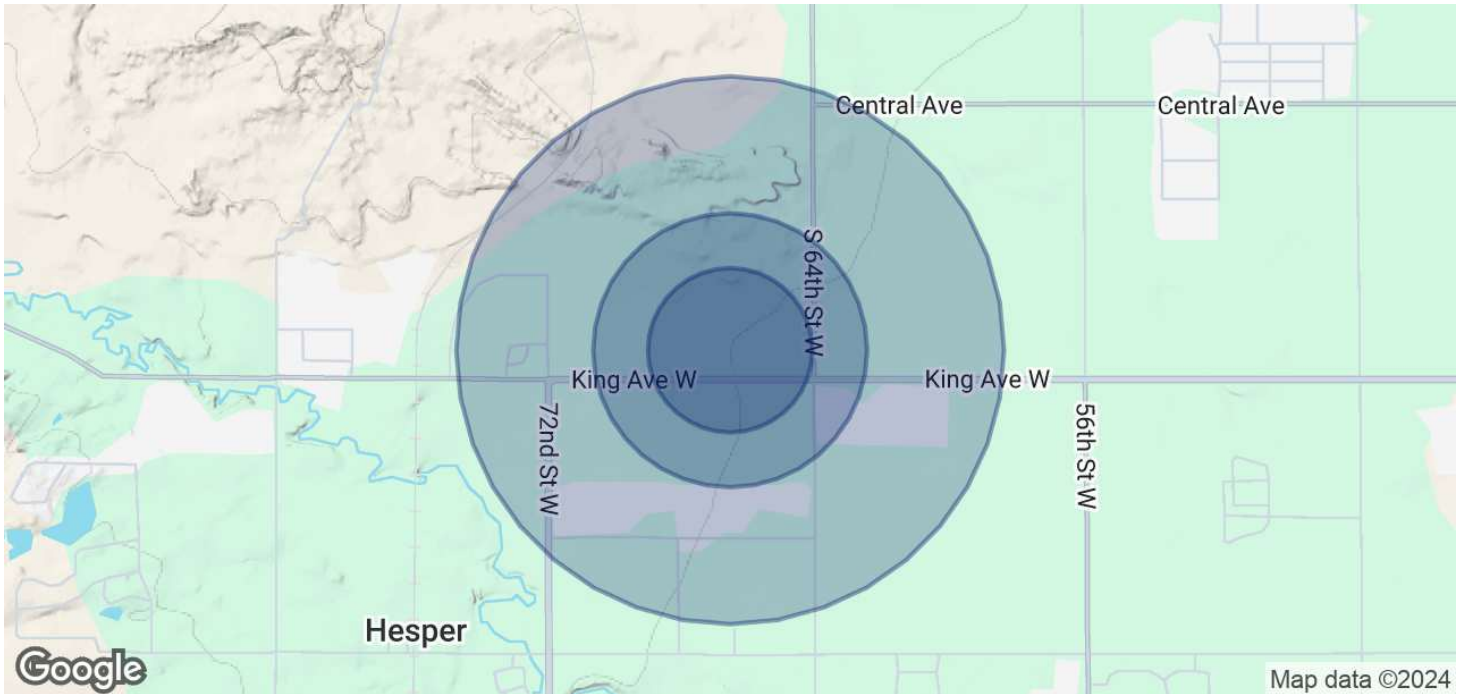


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	26	102	563
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	37	208
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$133,377	\$128,925	\$127,481
Average House Value	\$618,564	\$624,506	\$626,433

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: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- Lease: 10,000 SF Pizza Ranch
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

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