

SALE

1233 SILVER CIRCLE

Red Lodge, MT 59068



SALE PRICE

\$1,900,000



CLICK TO VIEW VIDEO

George Warmer, CCIM

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SALE

1233 SILVER CIRCLE

1233 Silver Circle Red Lodge, MT 59068



PROPERTY DESCRIPTION

Incredible home just off of Hwy 78. 3.35 secluded acres with huge mature trees. Lovely private setting featuring 2 ponds and seasonal stream meandering thru the property. Huge beams are featured along with TnG ceilings throughout the home. Awesome private residence or company retreat. Spacious 5 BR, & 6 baths, 3 wood burning fireplaces & 2 kitchens. There is a oversized attached heated garage along with a oversized detached garage workshop on the grounds as well. There are numerous mature evergreen trees which creates a very private setting. There are many possibilities for this one of a kind property. The grounds are very well maintained.

This unique property also lends itself to various commercial applications such as:

- Time Share Rentals
- Short Term Rentals
- Corporate Retreats
- Church Retreats
- Assisted Living Facility
- Independent Living Center
- Condo Development

LOCATION DESCRIPTION

Red Lodge offers a wide variety of outdoor adventures. Known for its proximity to the Beartooth Highway and Red Lodge Mountain ski resort, the location offers year-round recreational opportunities. Visitors can explore the historic downtown's shops, restaurants, and breweries. Nature enthusiasts will appreciate the area's access to **hiking, fishing, biking, skiing, ATV trails, hunting and wildlife viewing**. All of these activities and more can be enjoyed in the local Custer Gallatin National Forest, the Beartooth Pass, and Yellowstone National Park.

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VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	3.35 Acres
Building Size:	7,595 SF

PROPERTY HIGHLIGHTS

- Includes Front Porch, Patio, Pond, Under Ground Sprinkler, & Water Frontage
- 220 Volt Ceiling Fan & Skylight
- 2nd Kitchen,
- 2 Car Garage
- Additional Parking
- Ditch Rights,
- Laundry
- Security system

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	179	570
Total Population	111	349	1,102
Average HH Income	\$73,908	\$74,040	\$72,513

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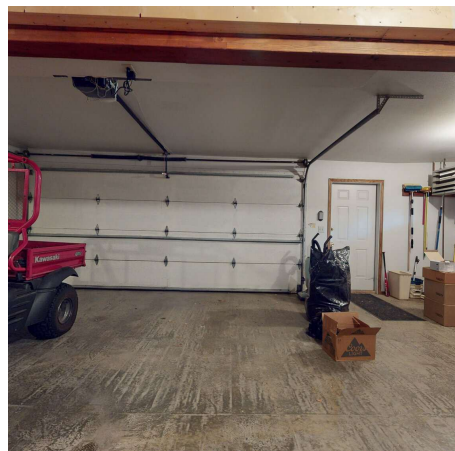
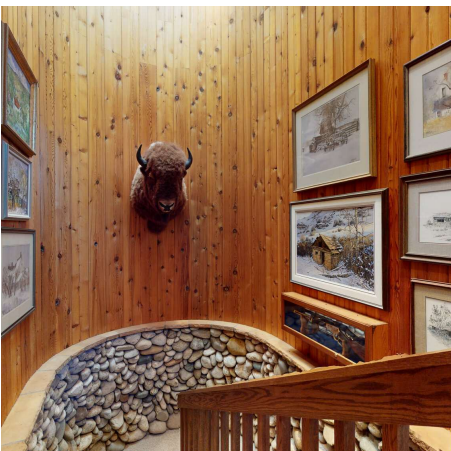


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FIRST FLOOR

1233 SILVER CIRCLE

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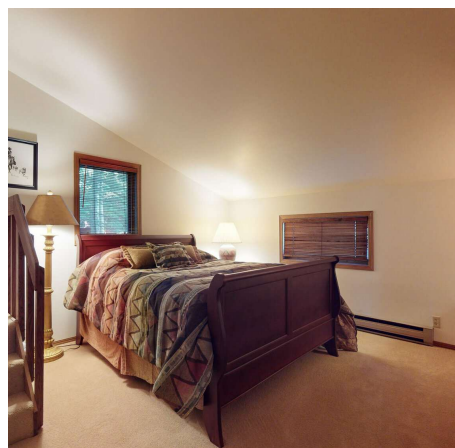
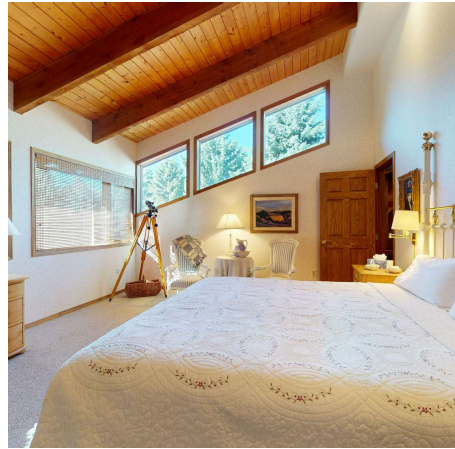
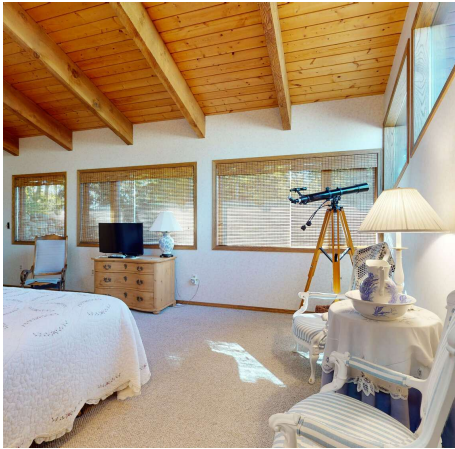


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SECOND FLOOR

1233 SILVER CIRCLE

Lodge, MT 59068



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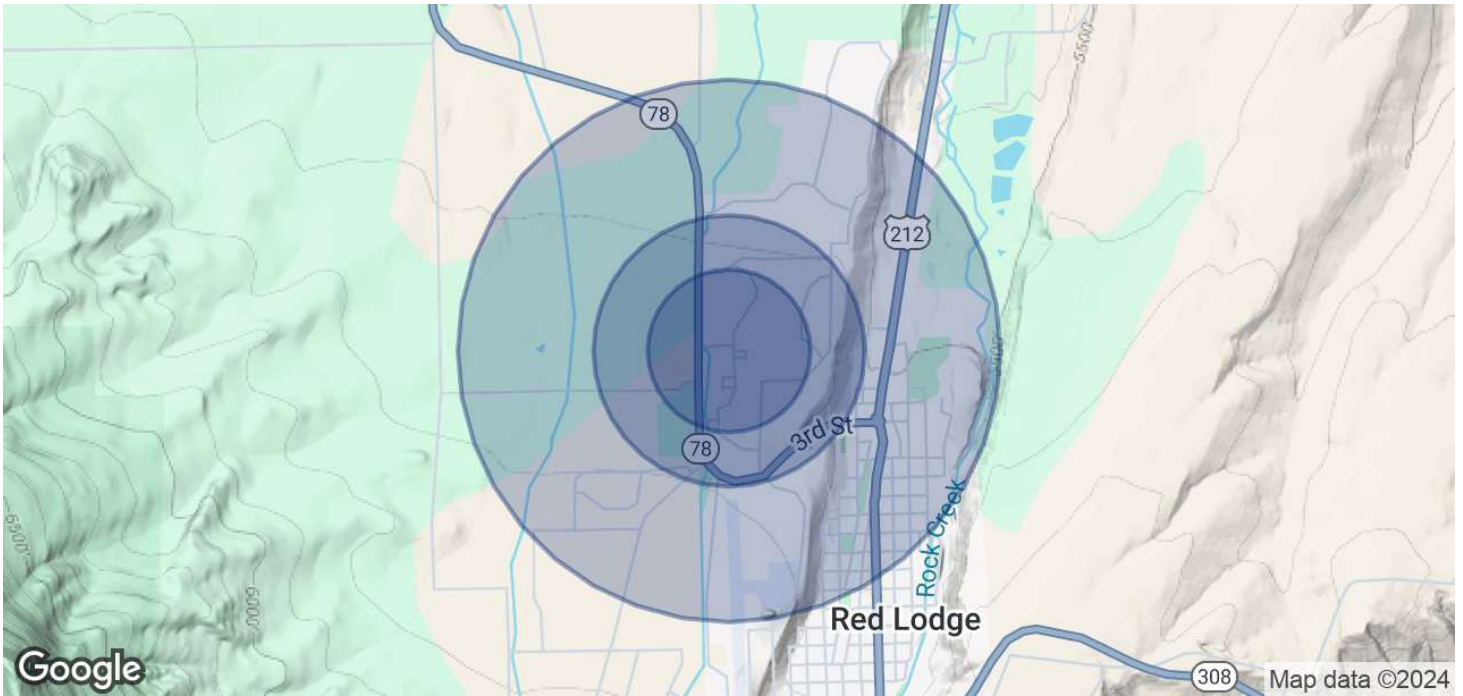


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DEMOGRAPHICS

1233 SILVER CIRCLE

Red Lodge, MT 59068



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	111	349	1,102
Average Age	51	51	50
Average Age (Male)	50	50	49
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	179	570
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$73,908	\$74,040	\$72,513
Average House Value	\$673,680	\$673,781	\$642,048

Demographics data derived from AlphaMap

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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 & Active Member of West End 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: 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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