

SALE

4778 HELFRICK RD

Billings, MT 59101



SALE PRICE

\$549,000



CLICK TO VIEW VIDEO

George Warmer, CCIM

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PROPERTY DESCRIPTION

Discover a Unique Investment Opportunity!

4778 Helfrick Rd - RV, Boat & Auto Storage

Unlock the potential of your investment portfolio with this prime storage facility located on a sprawling 11.927 acres of fenced and secured property.

Sale Price: \$549,000

Strong Income Potential: Established clientele with room for growth.

Seize the Opportunity! This property is a rare find in a high-demand market. Whether you're looking to expand your investment portfolio or start a new venture, this storage facility offers the perfect blend of security, convenience, and profitability. **Contact us today for more information or to schedule a viewing!**

OFFERING SUMMARY

Sale Price: \$549,000

Lot Size: 11.297 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	17
Total Population	3	13	49
Average HH Income	\$87,874	\$88,190	\$88,299

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PHOTOS

4778 HELFRICK RD

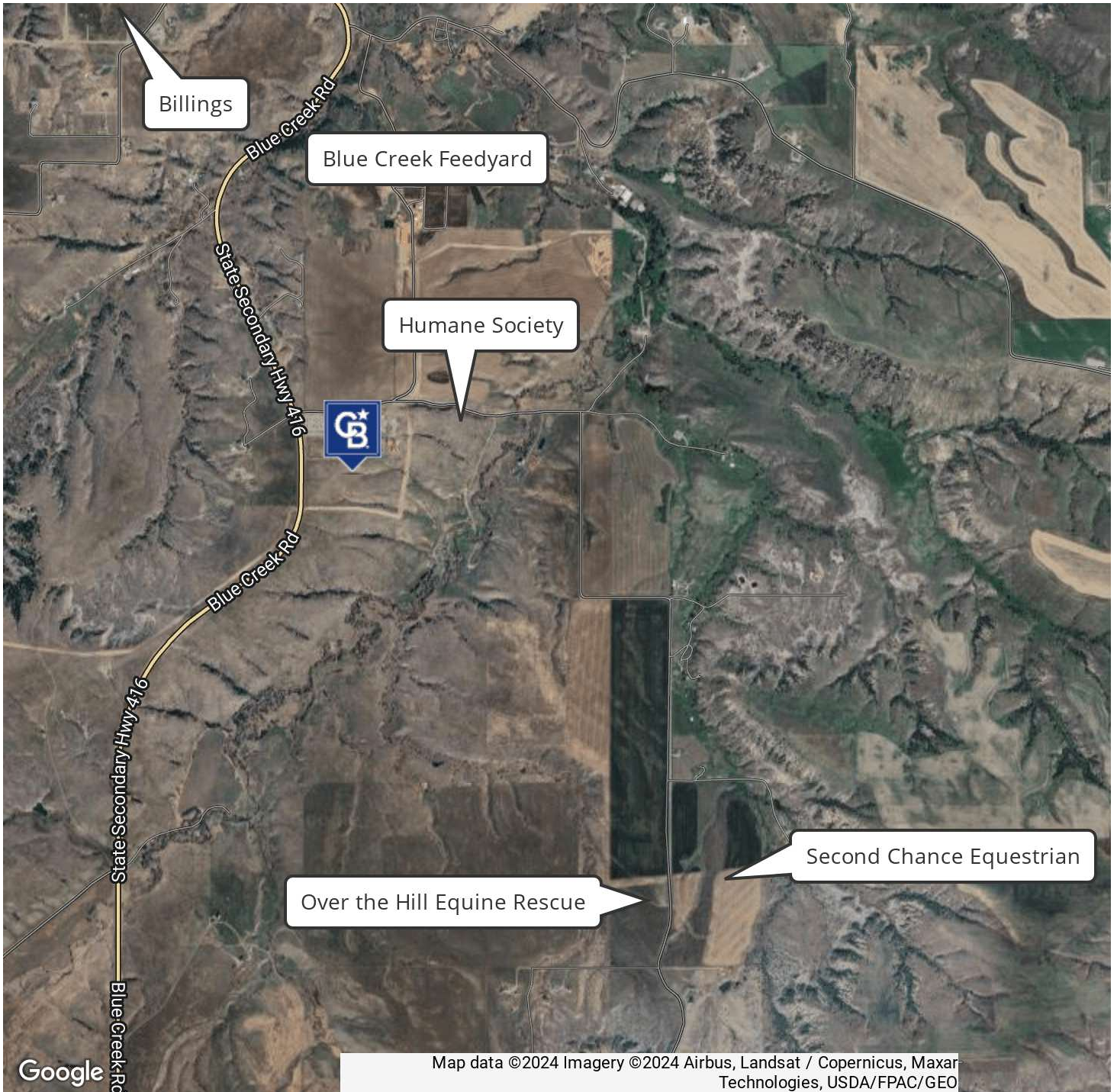
Billings, MT 59101



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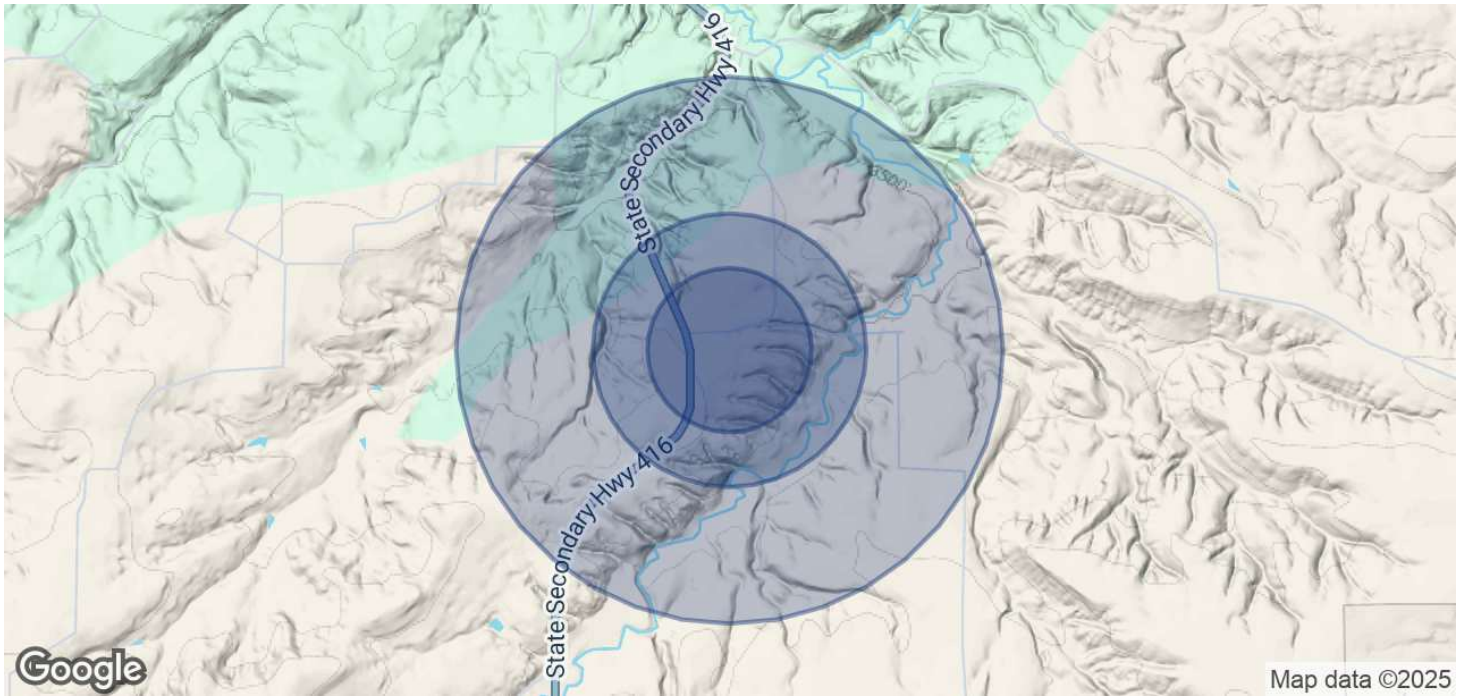


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DEMOGRAPHICS

4778 HELFRICK RD

Billings, MT 59101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	13	49
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	17
# of Persons per HH	3	2.6	2.9
Average HH Income	\$87,874	\$88,190	\$88,299
Average House Value	\$484,939	\$491,367	\$493,599

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: 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

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