

SALE / LEASE

5509 KING AVENUE EAST

Billings, MT 59106



SALE PRICE \$1,700,000
LEASE RATE \$9.50 SF/yr

 [CLICK TO VIEW VIDEO](#)

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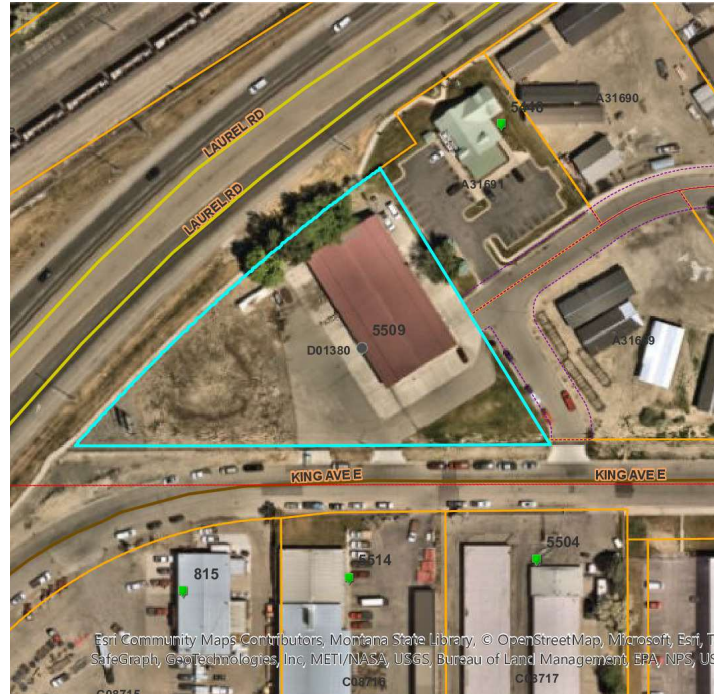
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VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Available Jan 1 2025

14,560 SF Shop & Office

1.543 Acre Tract

Zoned CX – Heavy Commercial

For Sale \$1,700,000 or For Lease at \$9.50 PSF NNN

PROPERTY HIGHLIGHTS

- Centrally Located
- Fenced Yard
- Excellent Signage
- Close to Interstate Access
- Centrally Located
- 3 Phase Electrical

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	\$9.50 SF/yr (NNN)
Lot Size:	1.543 Acres
Building Size:	14,560 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	155	1,447
Total Population	173	374	3,457
Average HH Income	\$85,434	\$81,085	\$72,183

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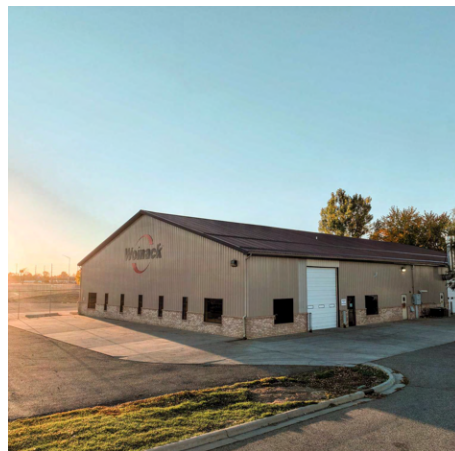


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PHOTOS

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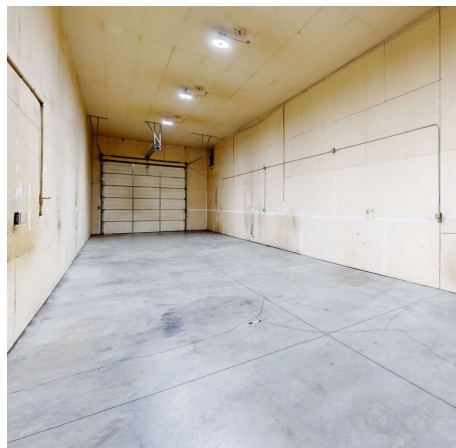
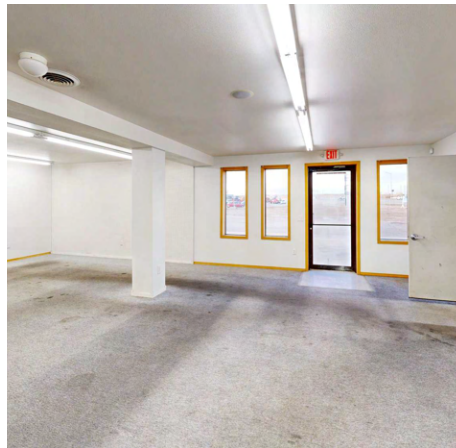
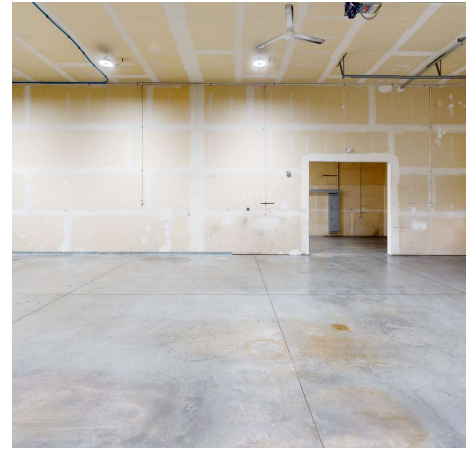
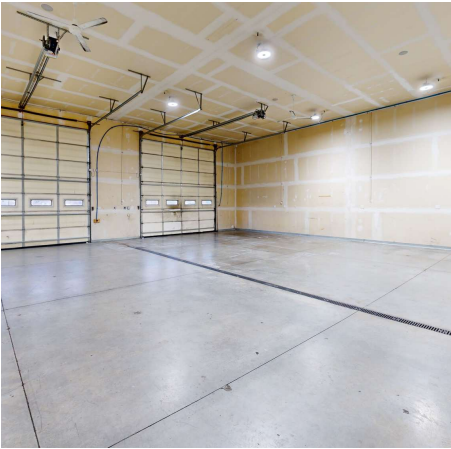


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INTERIOR PHOTOS

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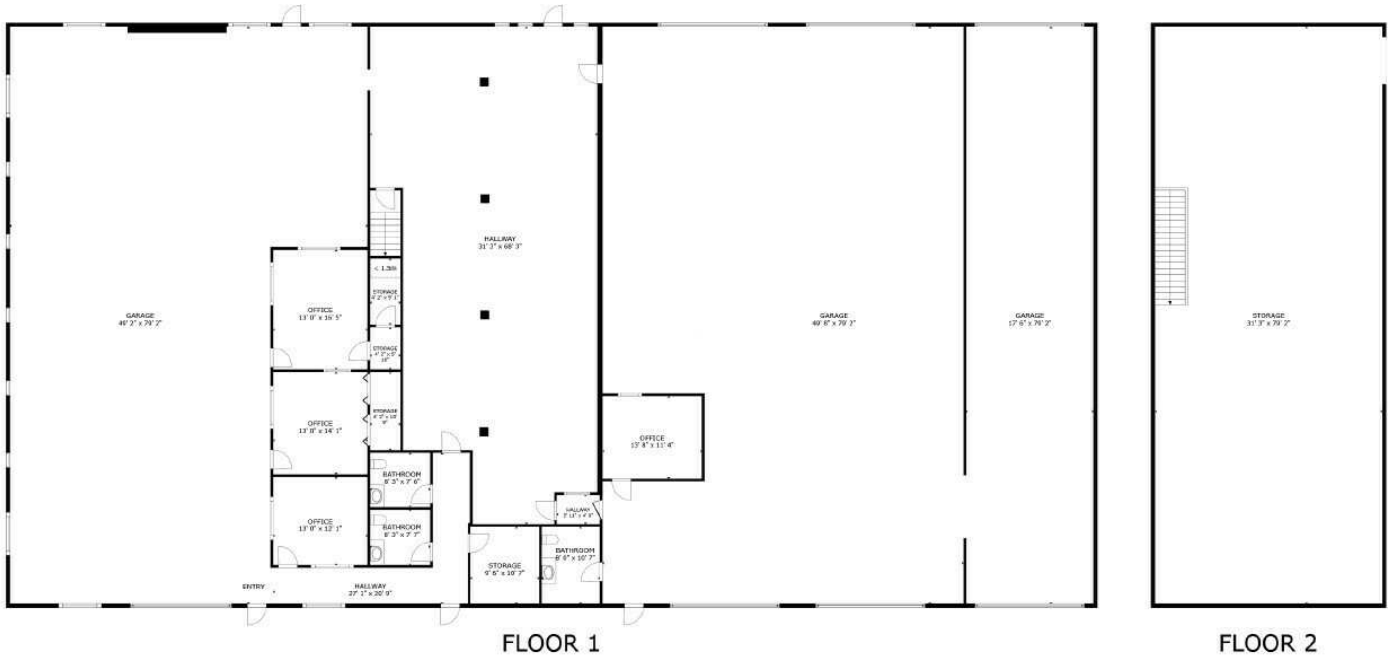


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FLOOR PLAN

5509 KING AVENUE EAST

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THE BROKERS

GROSS INTERNAL AREA
FLOOR 1 3,389 sq.ft. FLOOR 2 2,476 sq.ft.
EXCLUDED AREAS : GARAGE 3,239 sq.ft. GARAGE 3,763 sq.ft. GARAGE 1,387 sq.ft.
REDUCED HEADROOM 11 sq.ft.
TOTAL : 5,865 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAP

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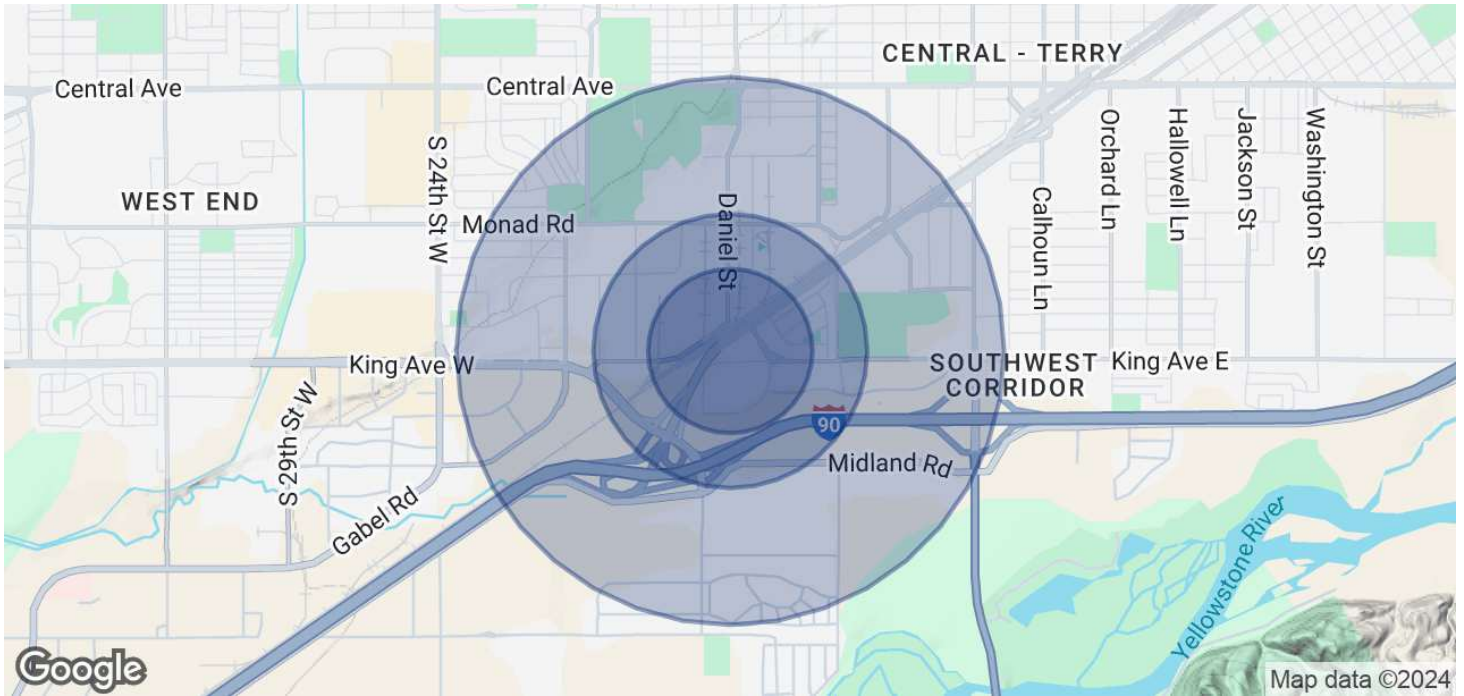


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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	173	374	3,457
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	71	155	1,447
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,434	\$81,085	\$72,183
Average House Value	\$367,267	\$350,610	\$297,450

Demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

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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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