

SALE

201 NORTH 14TH STREET

Billings, MT 59101



SALE PRICE

\$675,000

George Warmer, CCIM
(406) 855-8946

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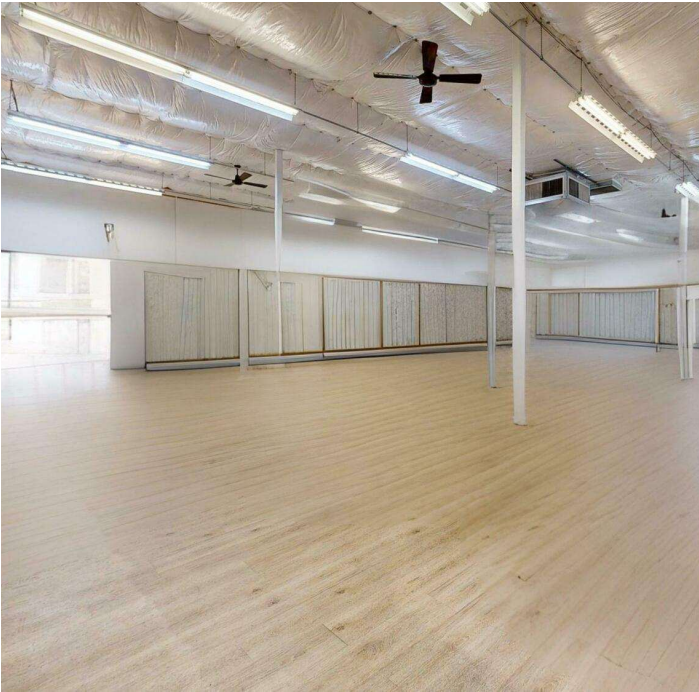


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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 6,968-square-foot building, built in 1980 and renovated in 2009, is ideal for a retail/service business. The fully paved parking lot provides easy access for customers. The property is located on a 17,500-square-foot lot in the East Billings Urban Renewal District and is zoned EB_CW-East Billings Central Works. Easy access to the Interstate and all parts of town make this an ideal central location for a number of service-related businesses.

PROPERTY HIGHLIGHTS

- Manager's Office
- Large Open Retail/Service Floor Plan
- 2 Bathrooms
- Well Lit and nicely maintained
- Superior Signage* (Signage is on a lease contract)

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	17,500 SF
Building Size:	6,968 SF
Zoned	East Billings Central Works
Year Built	1980
Year Remodeled	2009

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	317	1,864
Total Population	83	663	3,757
Average HH Income	\$58,762	\$56,101	\$57,393

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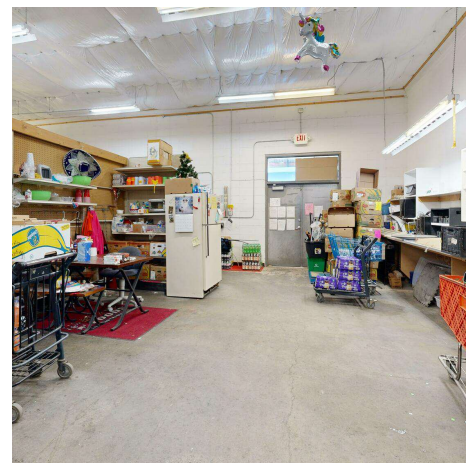
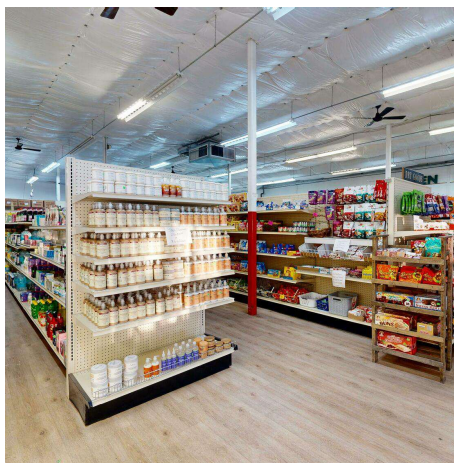
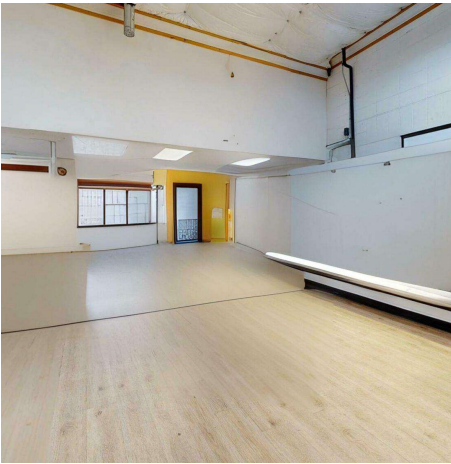
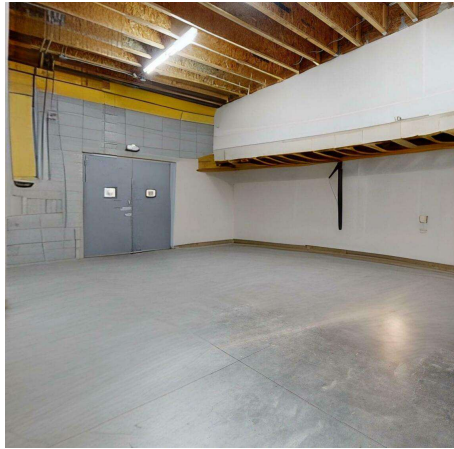
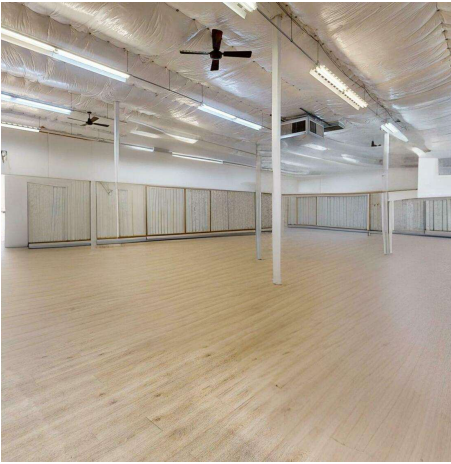


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PHOTOS

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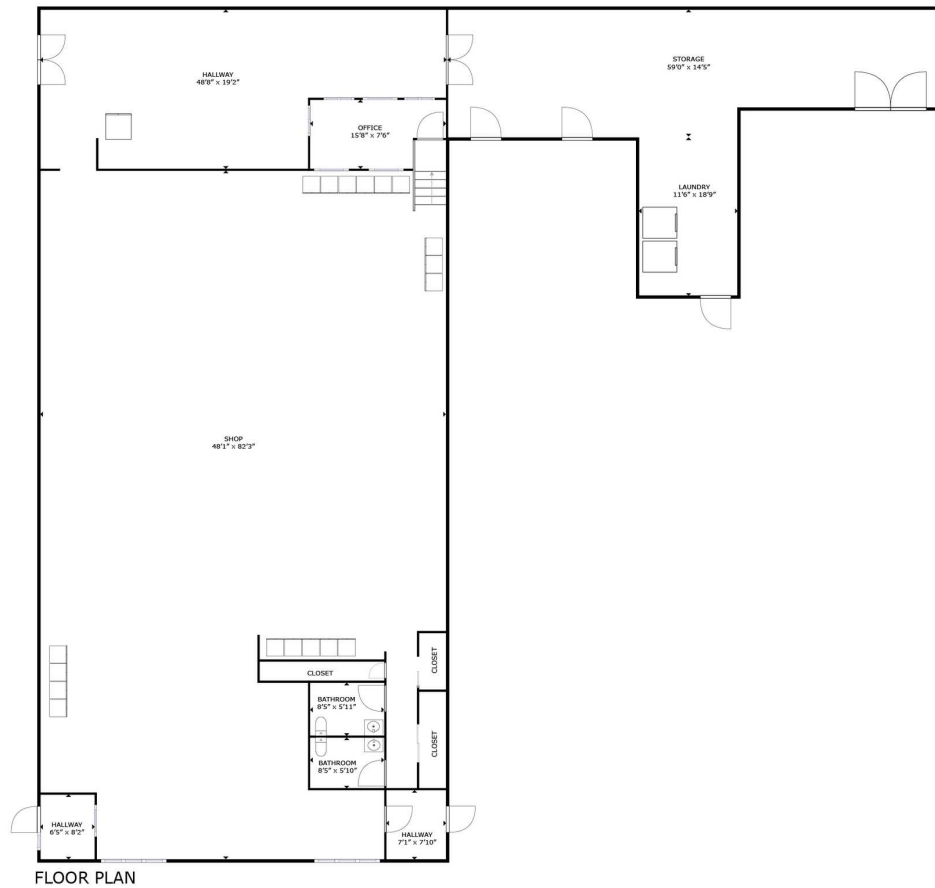


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FLOOR PLAN

201 NORTH 14TH STREET

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 6,005 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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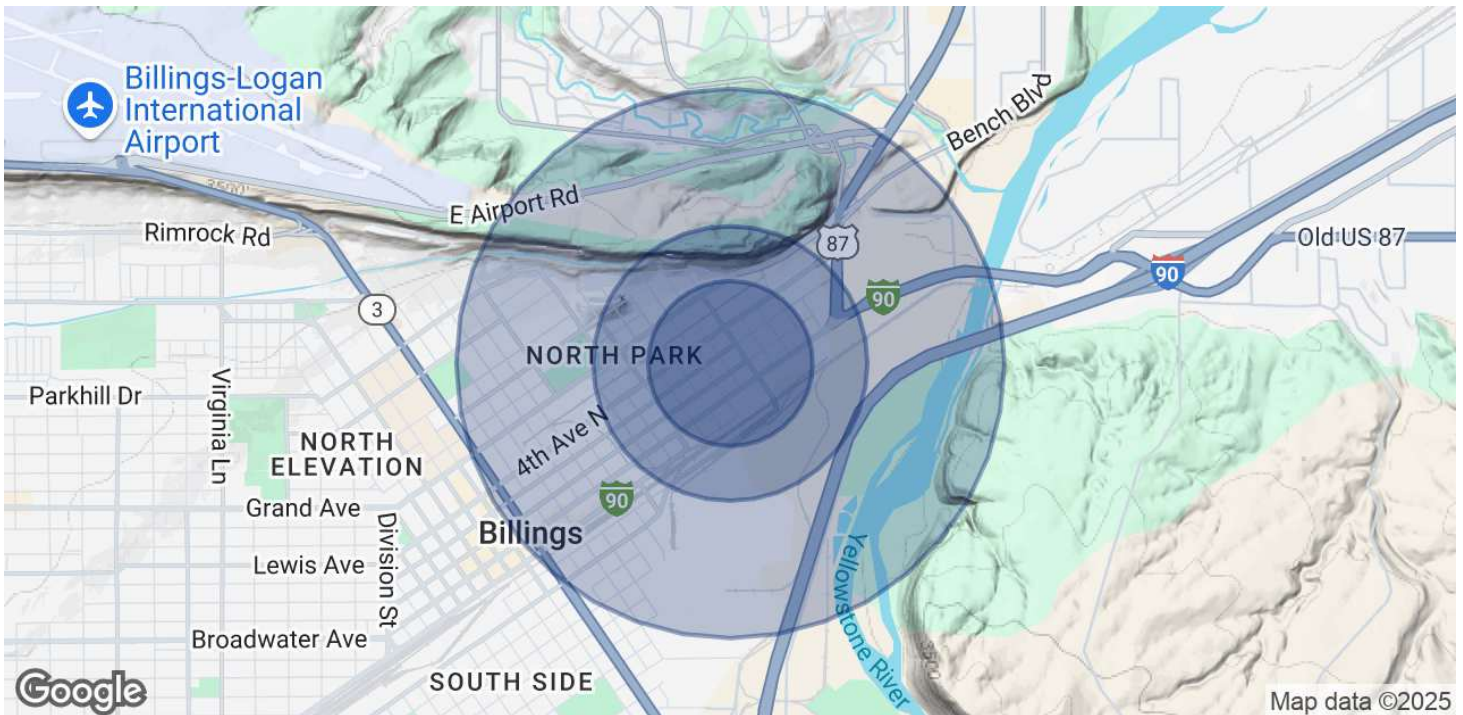


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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	83	663	3,757
Average Age	40	37	39
Average Age (Male)	41	37	39
Average Age (Female)	39	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	317	1,864
# of Persons per HH	2	2.1	2
Average HH Income	\$58,762	\$56,101	\$57,393
Average House Value	\$598,157	\$433,908	\$381,469

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 a Broker/Owner 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

Board Member: Big Sky Economic Development

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: West End Rotary

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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