

# SALE

**201 NORTH 14TH STREET**

Billings, MT 59101



**SALE PRICE**

**\$725,000**

**George Warmer, CCIM**

(406) 855-8946

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# SALE

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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:	\$725,000
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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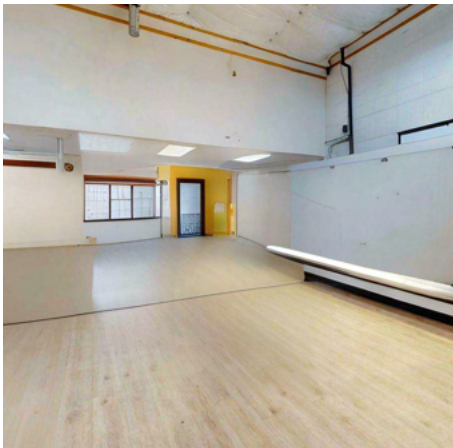
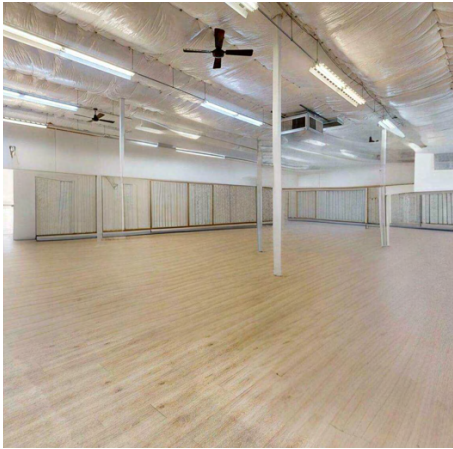


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# PHOTOS

201 NORTH 14TH STREET

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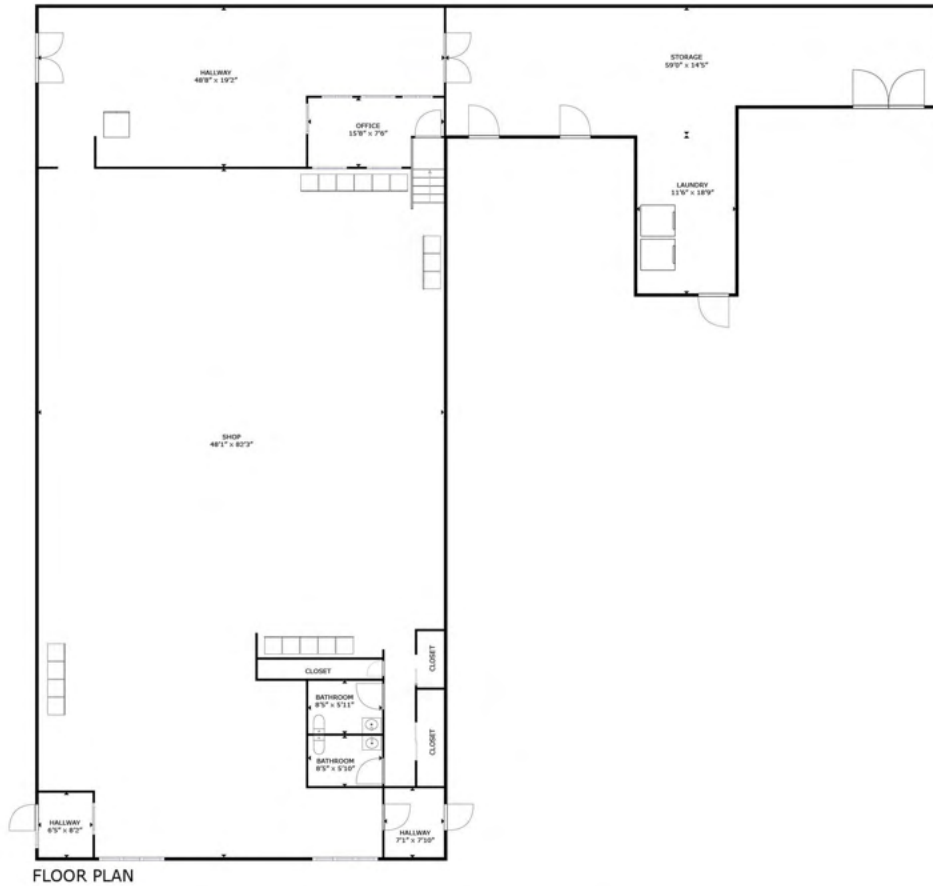


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# FLOOR PLAN

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



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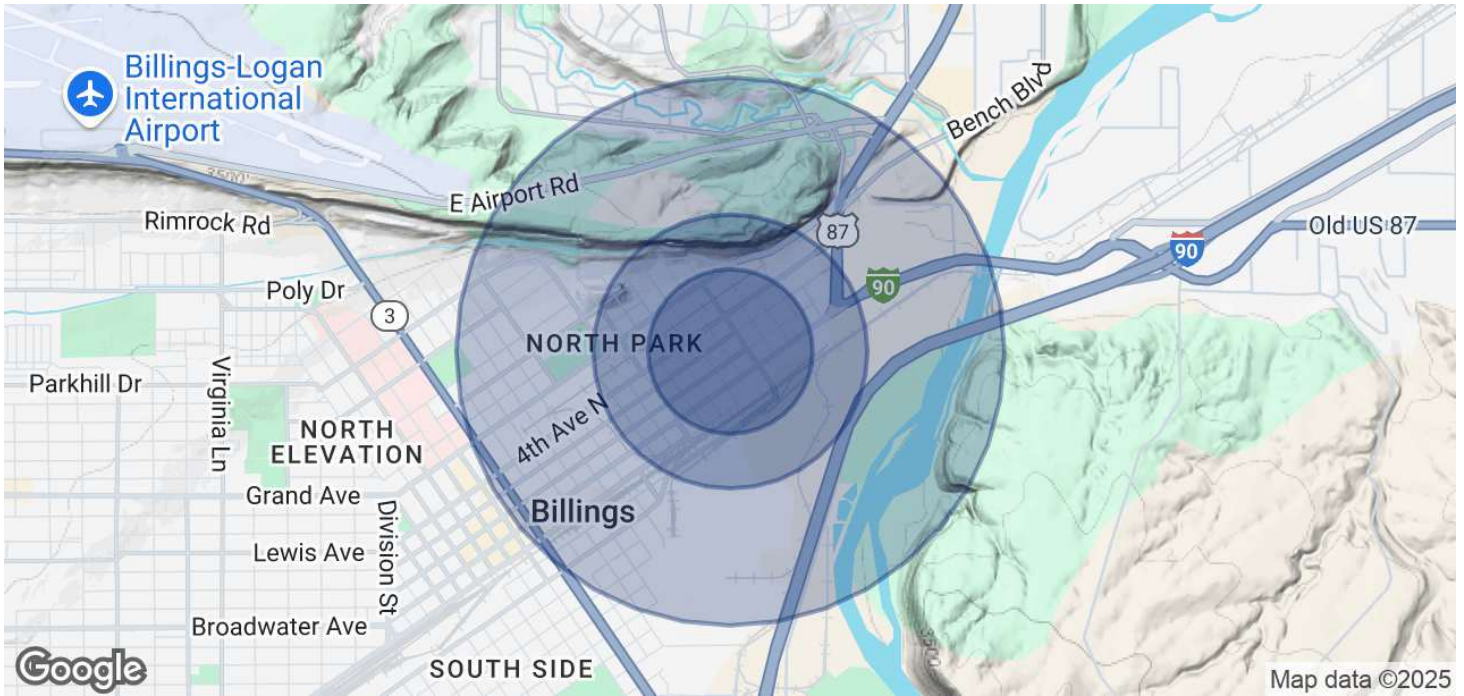


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# DEMOGRAPHICS

201 NORTH 14TH STREET

Billings, MT 59101



	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	83	663	3,757
Average Age	40	37	39
Average Age (Male)	41	37	39
Average Age (Female)	39	37	39
<b>HOUSEHOLDS &amp; INCOME</b>			
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 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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