

LEASE

2950 KING AVE WEST SUITE 2

2950 King Ave W Billings, MT 59102



LEASE RATE \$16.00 PSF/yr

AVAILABLE SF 5,400 sf

George Warmer, CCIM

(406) 855-8946

george@cbcmontana.com

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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PROPERTY HIGHLIGHTS

- Attractive Retail/office space
- Zoned Controlled Industrial
- Ample parking and easy access
- Excellent visibility

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This attractive retail/office space offers a prime opportunity with its zoning in a Controlled Industrial area, allowing for a range of versatile uses. The property features ample parking and convenient access, making it ideal for both employees and customers. Additionally, its excellent visibility ensures strong exposure and high traffic potential, positioning your business for success in this desirable location.

OFFERING SUMMARY

Lease Rate:	\$16.00 PSF (NNN)
Available SF:	5,400 SF

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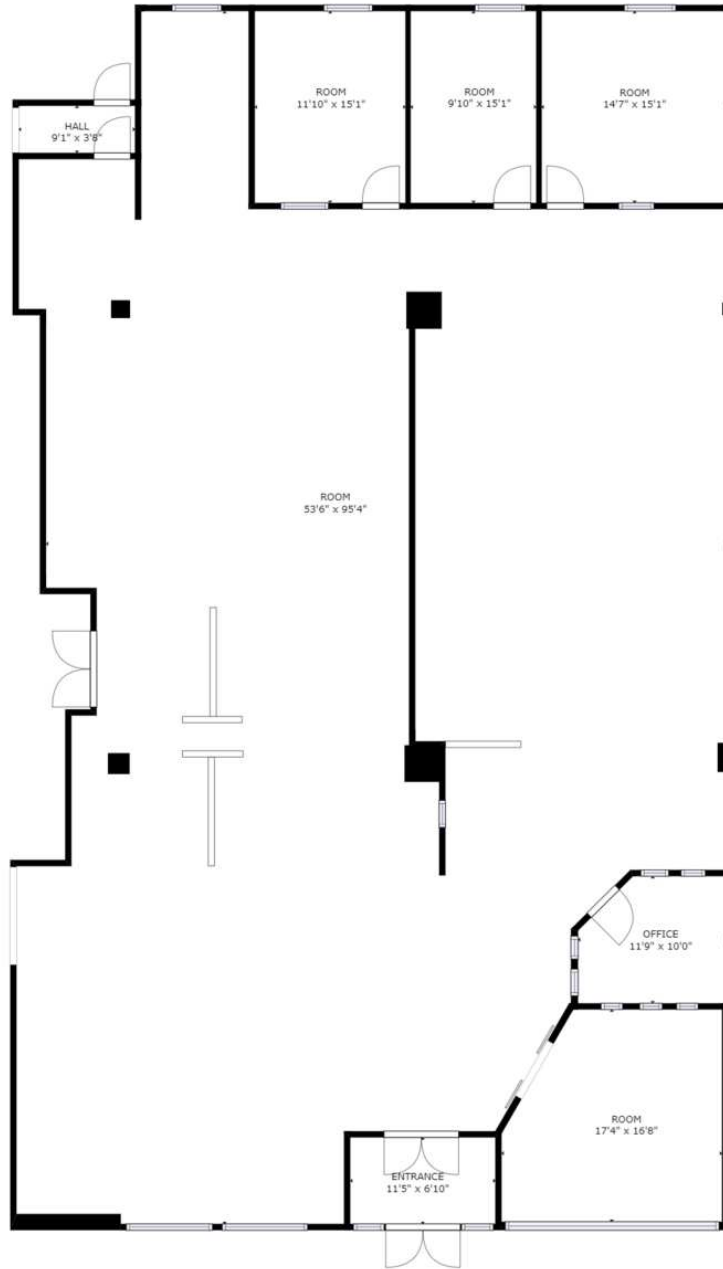


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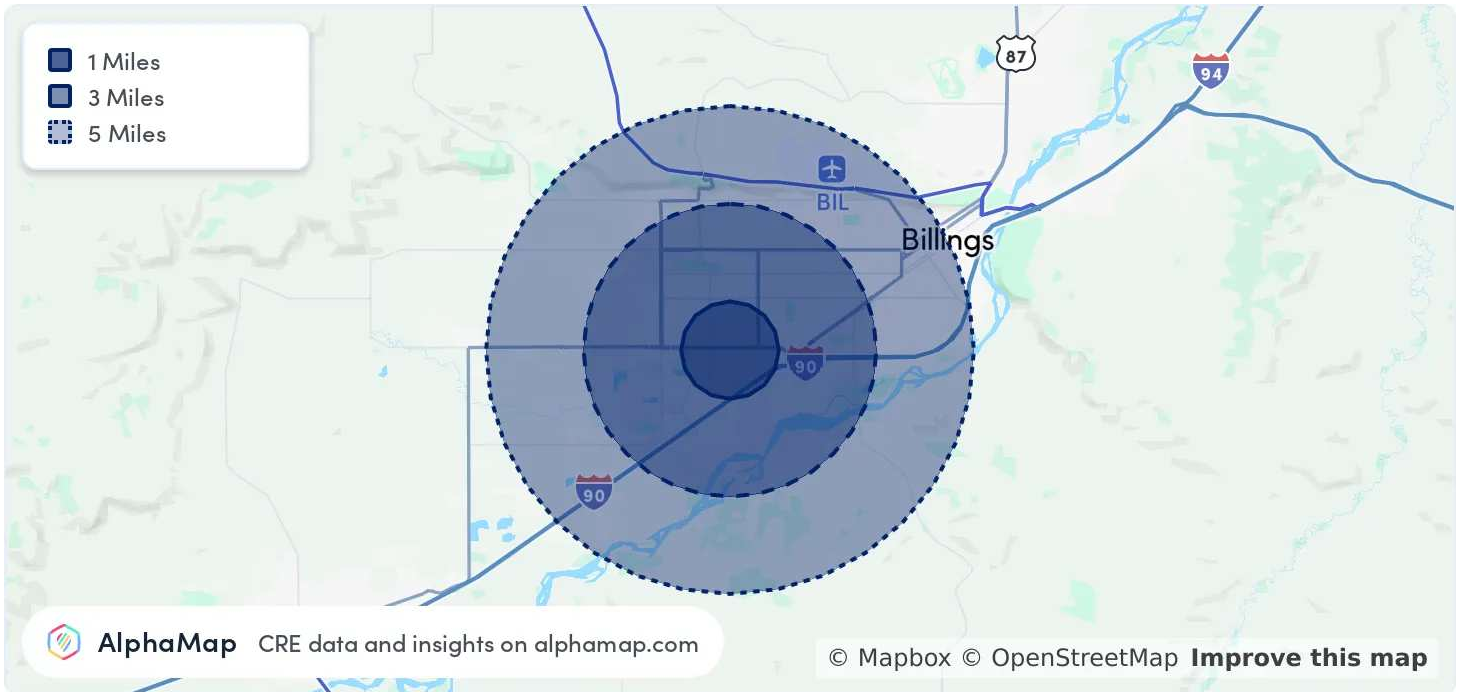


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,350	50,865	93,862
Average Age	42	42	41
Average Age (Male)	39	40	40
Average Age (Female)	45	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,375	22,373	40,346
Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,046	\$92,438	\$97,500
Average House Value	\$319,172	\$390,639	\$418,425
Per Capita Income	\$34,566	\$40,190	\$42,391

Map and demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946

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

CBS
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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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