

# LEASE

**5907 BLUFF LANE**

Billings, MT 59106



**LEASE RATE**

**\$11.50 SF/yr**

**George Warmer, CCIM**  
(406) 855-8946

**Todd Sherman**  
(406) 570-8961

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# LEASE

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## PROPERTY DESCRIPTION

NEW SHOP SPACE AVAILABLE FOR LEASE

Unit 2 Available July 1, 2025

Total square footage 3,092 comprised of 2660 SF shop plus a 432 SF upstairs studio. Studio comes with apartment fridge, microwave, dishwasher and sink upstairs. Main Floor include a restroom and shower. Unit Includes a section of fenced yard space.

Lease Rate: \$11.50 PSF NNN (\$3,478.50 Per Month)

## PROPERTY HIGHLIGHTS

- Apartment amenities: fridge, microwave, & dishwasher
- Shop restroom & shower
- Fenced yard space

## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	3,092 SF
Lot Size:	1.213 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	170
Total Population	8	34	405
Average HH Income	\$97,041	\$107,411	\$132,408

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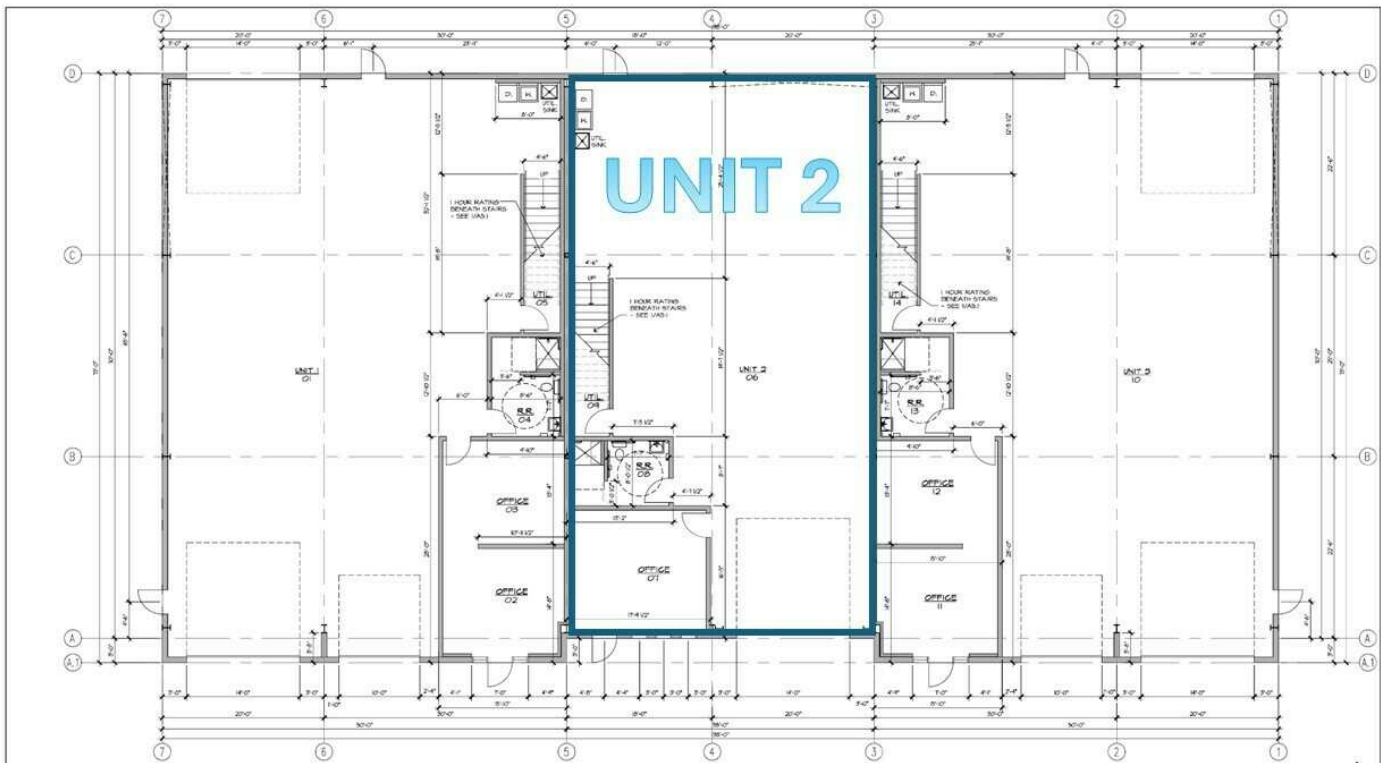


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# FLOOR PLAN

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# SITE PLAN

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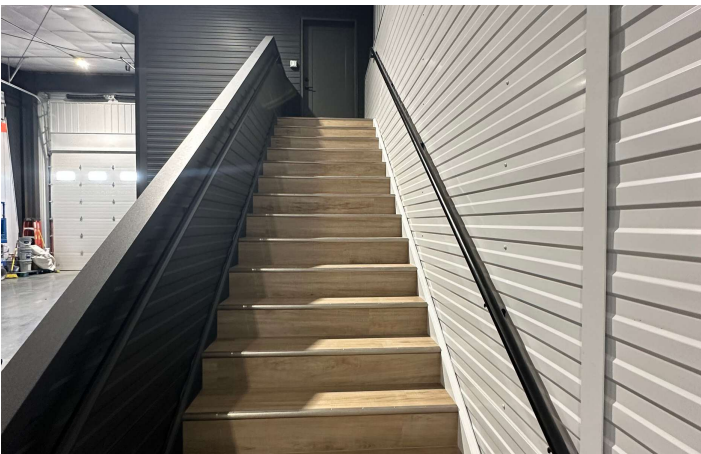
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# PHOTOS

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# MAP

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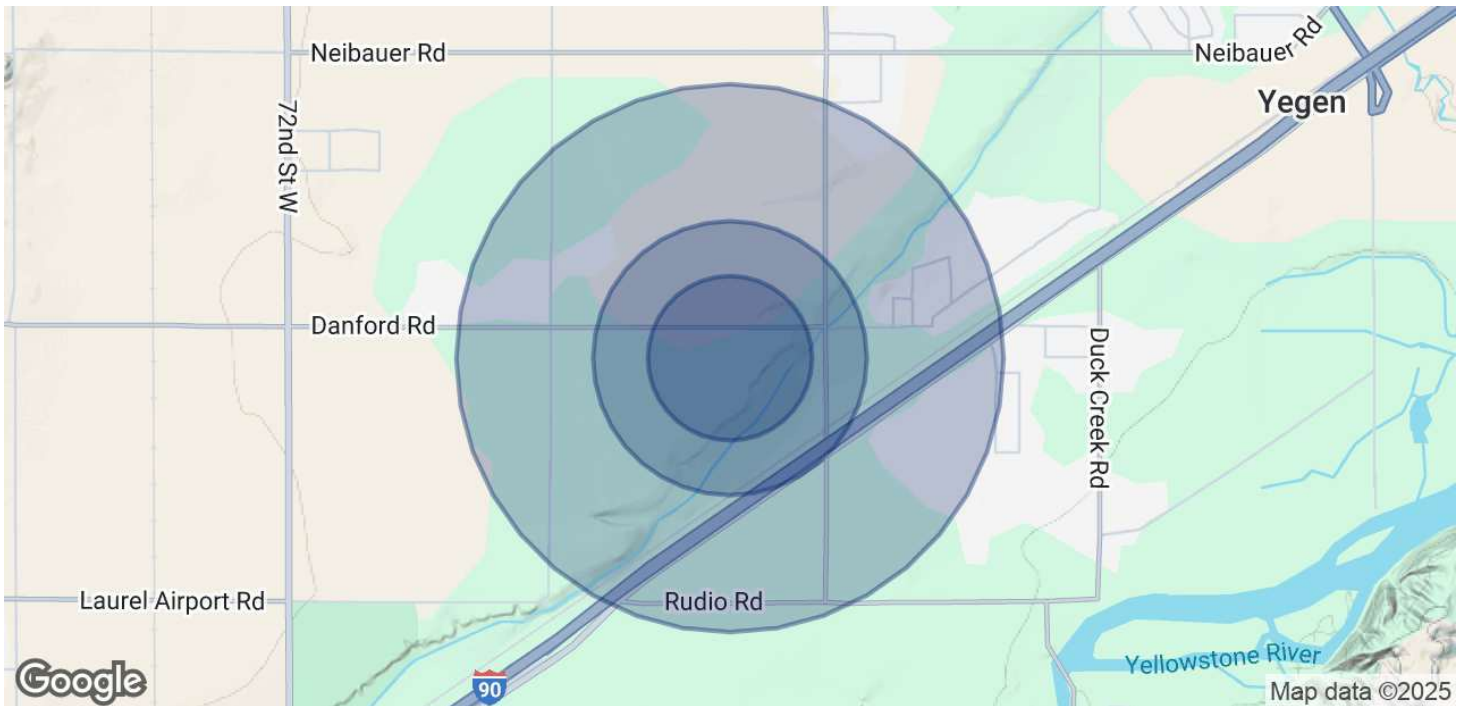


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# DEMOGRAPHICS

5907 BLUFF LANE

Billings, MT 59106



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	8	34	405
Average Age	39	38	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	170
# of Persons per HH	2	2.3	2.4
Average HH Income	\$97,041	\$107,411	\$132,408
Average House Value	\$667,066	\$653,223	\$631,477

Demographics data derived from AlphaMap

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**GEORGE WARMER, CCIM**

**Principal Broker**

george@cbcmontana.com

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



MT #FRE-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 Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of 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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3135 Meadow View Dr.  
Billings, MT 59102  
406.658.2001

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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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