

SALE

1125 MAGGIE LANE

Billings, MT 59101



SALE PRICE

\$1,925,000

George Warmer, CCIM
(406) 855-8946

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SALE

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PROPERTY DESCRIPTION

13,682 SF Shop Building comprised of 3 Units located on a 28,052 SF Tract

Shop 1 6,820 SF (Leased)

Shop 2 3,410 SF (Leased)

Shop 3 3,410 SF (Leased)

ALSO Includes .91 acre tract of land across the road

PROPERTY HIGHLIGHTS

- Additional .91 Acre Fenced Yard (Leased)
- Properties are Zoned CX – Heavy Commercial
- Property is fully leased

OFFERING SUMMARY

Sale Price:	\$1,925,000
Lot Sizes:	28,052 SF & 39,640 SF
Building Size:	13,682 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
Total Population	1,841	98,029	151,817
Average HH Income	\$47,038	\$54,327	\$59,889

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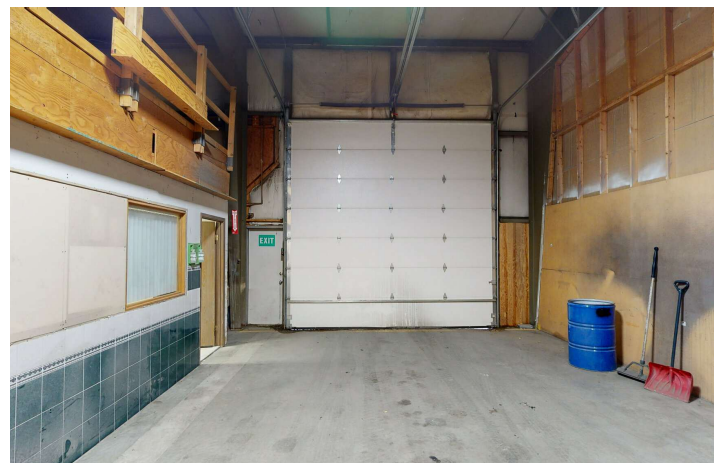
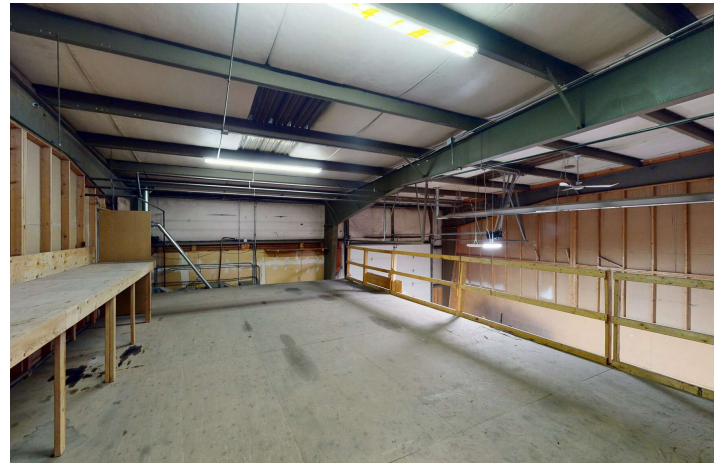


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PHOTOS

1125 MAGGIE LANE

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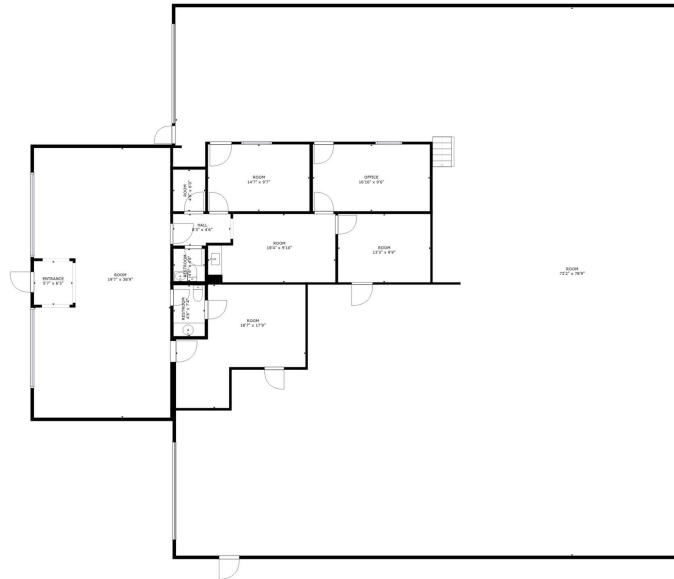


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FLOOR PLAN

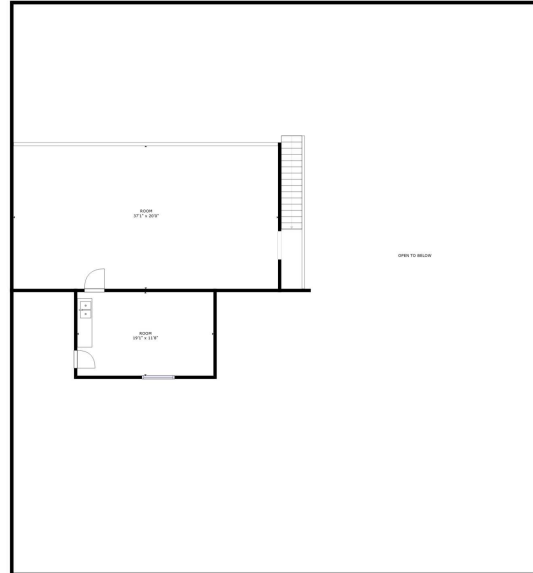
1125 MAGGIE LANE

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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 6545 sq. ft. FLOOR 2: 1101 sq. ft.
TOTAL: 7647 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 6545 sq. ft. FLOOR 2: 1101 sq. ft.
TOTAL: 7647 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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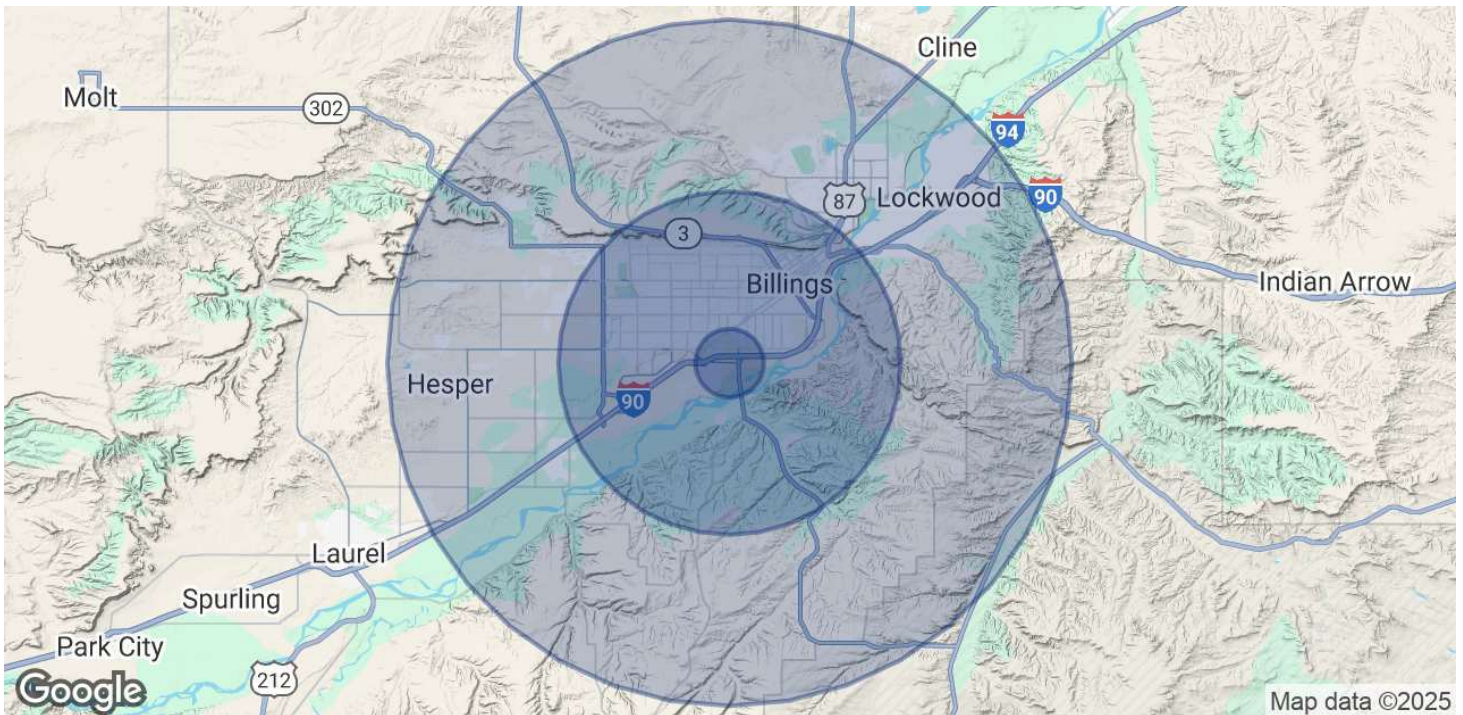


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DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,841	98,029	151,817
Average Age	36.1	37.1	37.6
Average Age (Male)	32.4	35.6	35.9
Average Age (Female)	40	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,038	\$54,327	\$59,889
Average House Value	\$125,426	\$173,531	\$191,571

2020 American Community Survey (ACS)

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BROKER BIO

1125 MAGGIE LANE

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

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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

CBS

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