

SALE / LEASE

1125 MAGGIE LANE

Billings, MT 59101

PRICE REDUCTION!

~~WAS \$1,825,000~~

NOW \$1,625,000

SALE PRICE

\$1,625,000

LEASE RATE

\$10.00 SF/yr

George Warmer, CCIM

(406) 855-8946

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OFFERING SUMMARY

Sale Price:	\$1,625,000
Lease Rate:	\$10.00 SF/yr (NNN)
Units Available	1
Building Size:	13,682 SF
Available SF	3,400 SF
For Rent:	
Lot Size:	28,052 SF
Price / SF:	\$118.77
Year Built:	1979
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

Base Rent \$2,833.33 Per Month. Nets Per Month \$300.75
14' Overhead door
Restroom
Off Street Parking
Easy access to the Interstate
Sale Includes .91 Acres Fenced Yard

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PHOTOS

1125 MAGGIE LANE

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George Warner, CCIM
(406) 855-8946



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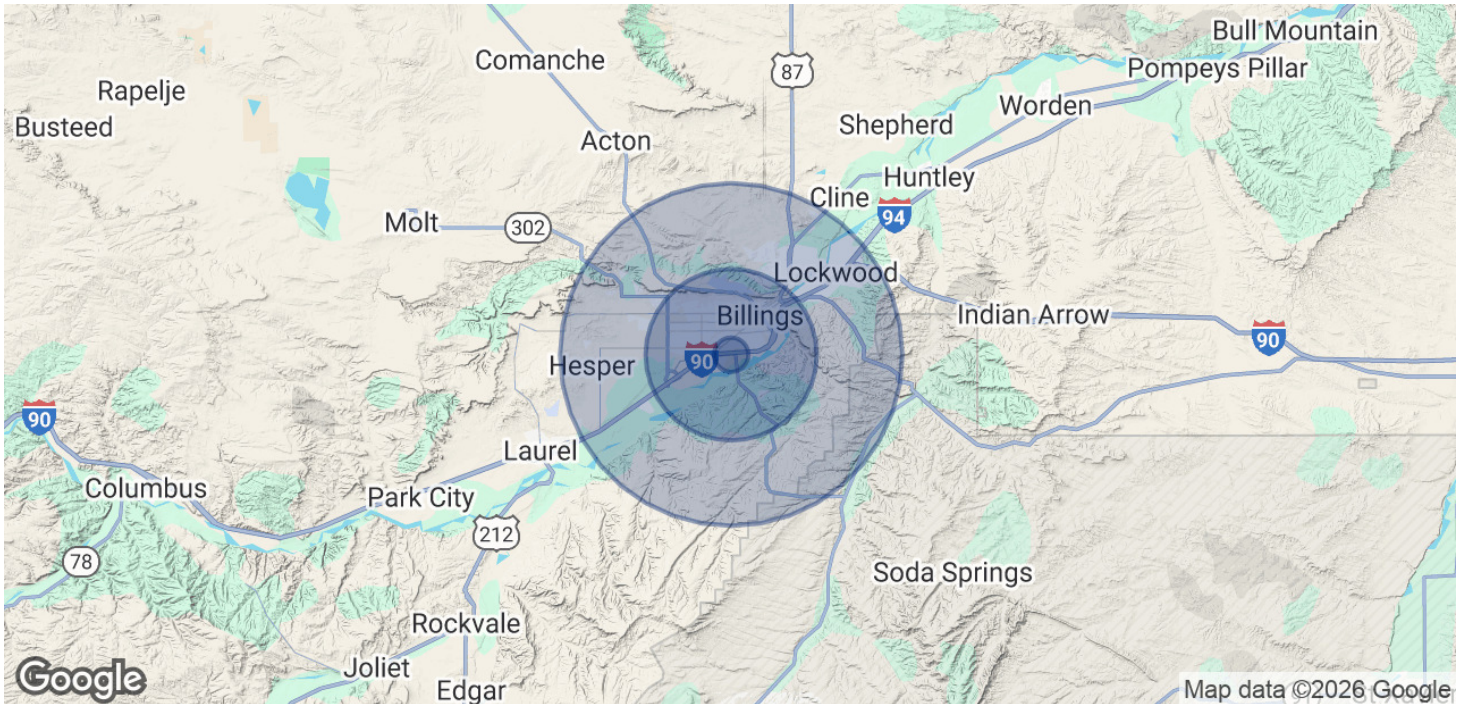


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,841	98,029	151,817
Average Age	36.1	37.1	37.6
Average Age (Male)	32.4	35.6	35.9
Average Age (Female)	40	38.9	39.4

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

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

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

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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