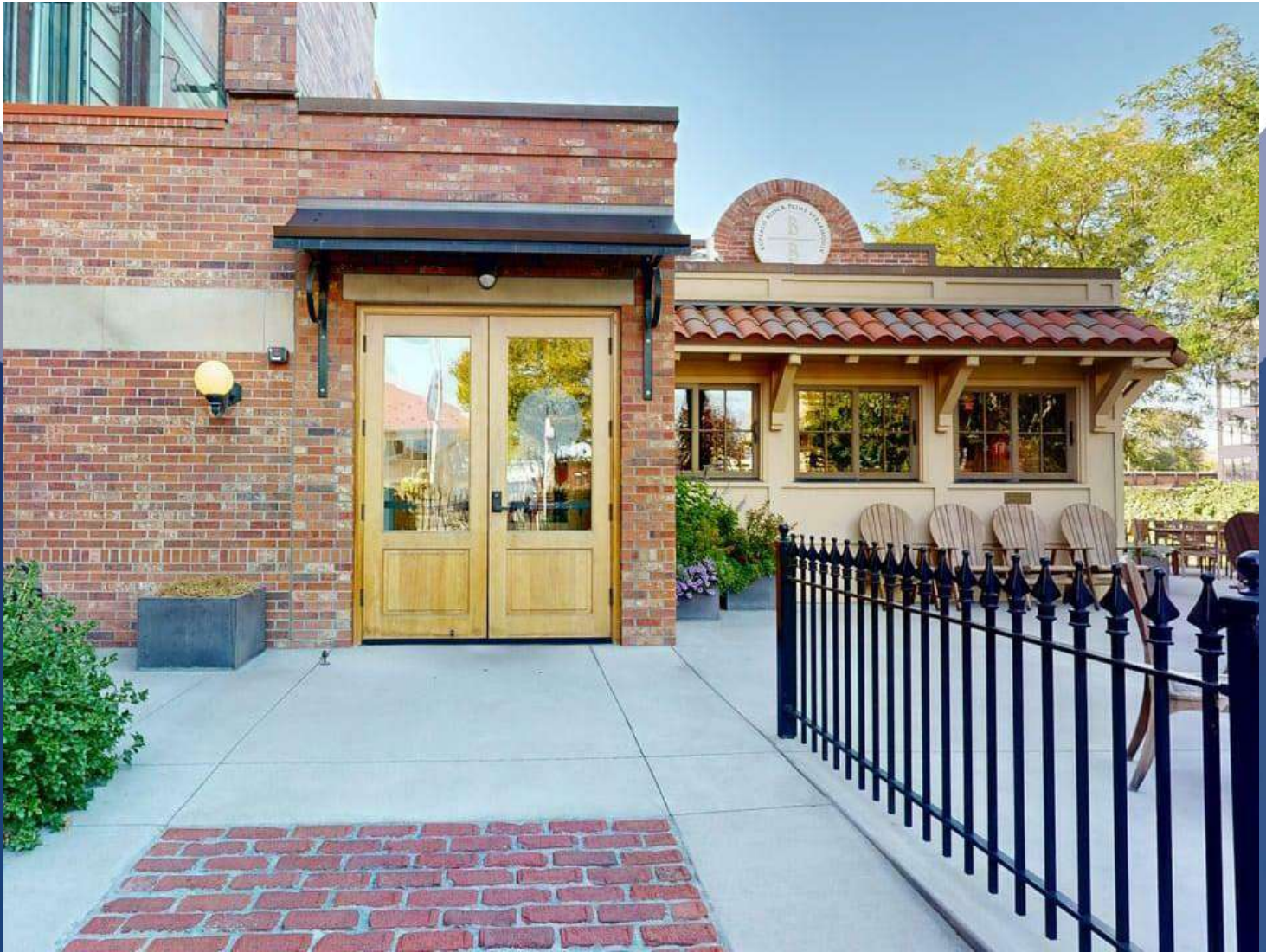


SALE / LEASE

BUFFALO BLOCK @ THE HISTORIC REX BUILDING

2401 Montana Ave, Billings, MT 59101



SALE PRICE

\$4,500,000

LEASE RATE

\$16.00 - 22.00 SF/yr



CLICK TO VIEW VIDEO

George Warmer, CCIM
(406) 855-8946

Nathan Matelich, CCIM
(406) 781-6889

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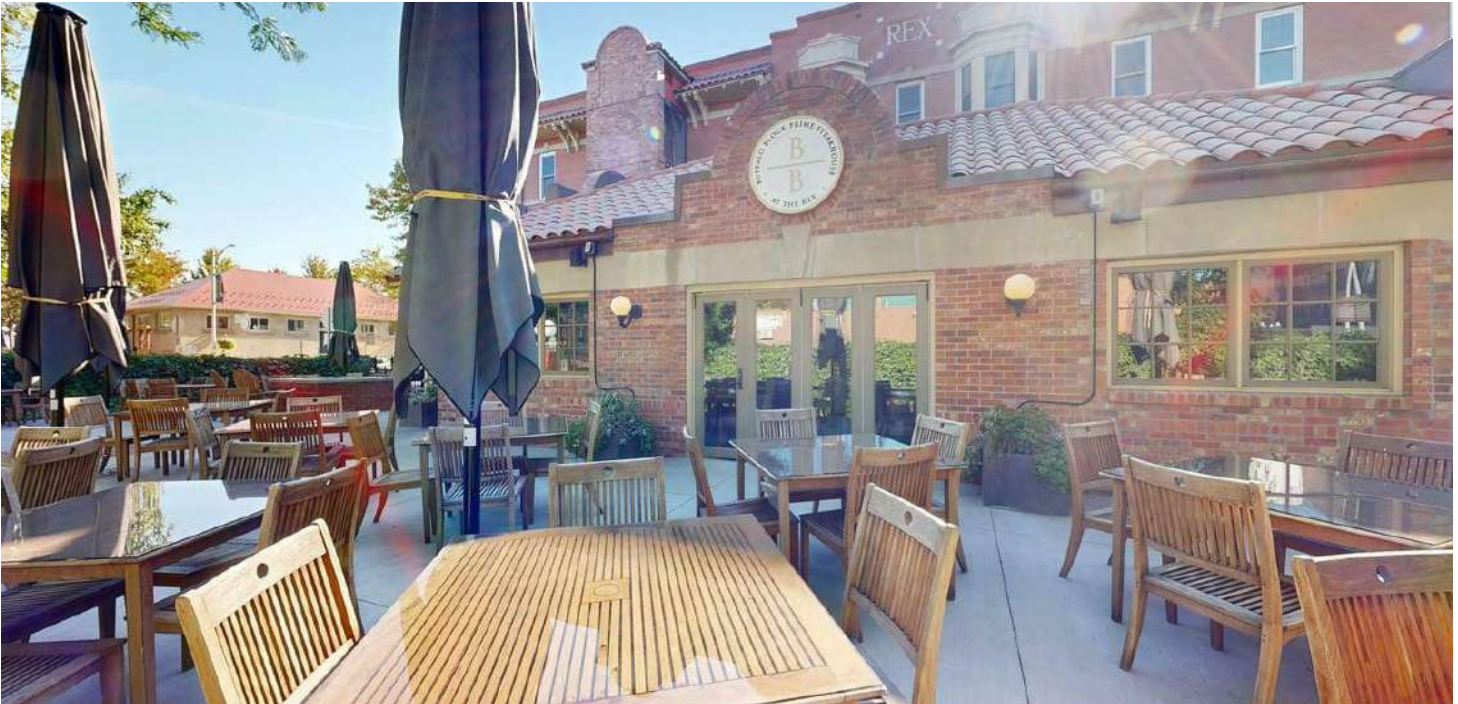


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COMMERCIAL**
CBS

SALE / LEASE

BUFFALO BLOCK @ HISTORIC REX BUILDING

2401 Montana Ave, Billings, MT 59101



VIDEO

360° VIRTUAL TOUR

PROPERTY OVERVIEW

Main Floor/ Basement Options

Option 1 - Full Service Restaurant with all beverage liquor license concession available.

Option 2 - Mixed Use: Restaurant & Banquet Space with all beverage liquor license concession available.

Option 3- Class A Office Space: Renovation Required

Option 4 - Purchase of building and all beverage license
Real Estate: \$4,500,000 plus License for additional cost.

License Shall NOT be sold separately

PROPERTY DESCRIPTION

Buffalo Block Steakhouse at the Elegant Historic Rex Building.

Timeless Character. Modern Opportunity.

The Historic Rex building blends historic charm with contemporary flexibility, offering a rare chance for both investors and restaurateurs. Its prime location and landmark reputation make it an ideal setting for a signature dining destination, boutique office, or adaptive mixed-use concept.

History of the Rex Building: "The Eclectic style building was built in 1920 by Alfred Heim, chef for the Buffalo Bill Cody Wild West Show. Bill Cody helped finance the project and was a frequent visitor to this hotel. You can see the original pressed tin ceiling of the first floor in the present-day Rex Restaurant. The one-story wing to the east was added in 1998".

Resource: Yellowstone Historic Presentation Board.

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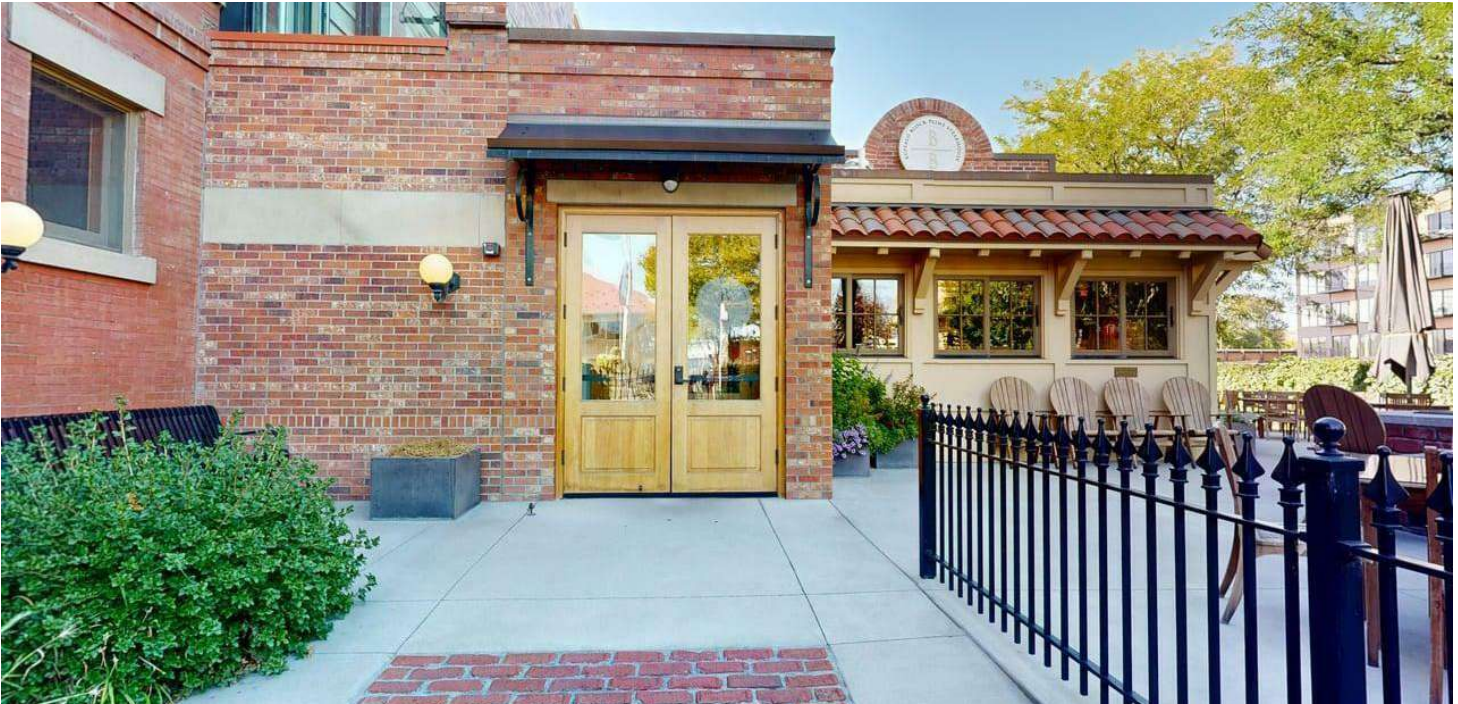


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SALE / LEASE

BUFFALO BLOCK @ HISTORIC REX BUILDING

2401 Montana Ave, Billings , MT 59101



Sale Price **\$4,500,000**

Lease Rate **\$16.00 - 22.00
SF/YR**

OFFERING SUMMARY

Building Size:	16,194 SF
Lot SF:	8,450 SF
Price / SF:	\$277.88

PROPERTY HIGHLIGHTS

- Buffalo Block Steakhouse (fine dining area): 3,250 SF
- Addition (bar/lounge): 3,194 SF
- Basement: 3,250 SF (must be part of first floor sublease; not leasable as standalone)
- Total Rentable SF (main floor/basement): 9,694 SF
- Total Rentable SF Second Floor: 3,250 SF
- Third Floor: 3,250 SF (Leased)
- Landmark historic property with architectural prestige.
- Liquor license concession available.
- Prime downtown location ideal for dining, hospitality, catering, boutique office tenants, and residential use.
- Additional parking available.

OTHER RESOURCES

[Virtual Tour: Floor 2](#)

[Virtual Tour: Floor 3](#)

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SALE / LEASE

MAIN LEVEL

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SALE / LEASE

MAIN LEVEL & EXTERIOR

2401 Montana Ave, Billings , MT 59101



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SALE / LEASE

MAIN LEVEL & BASEMENT

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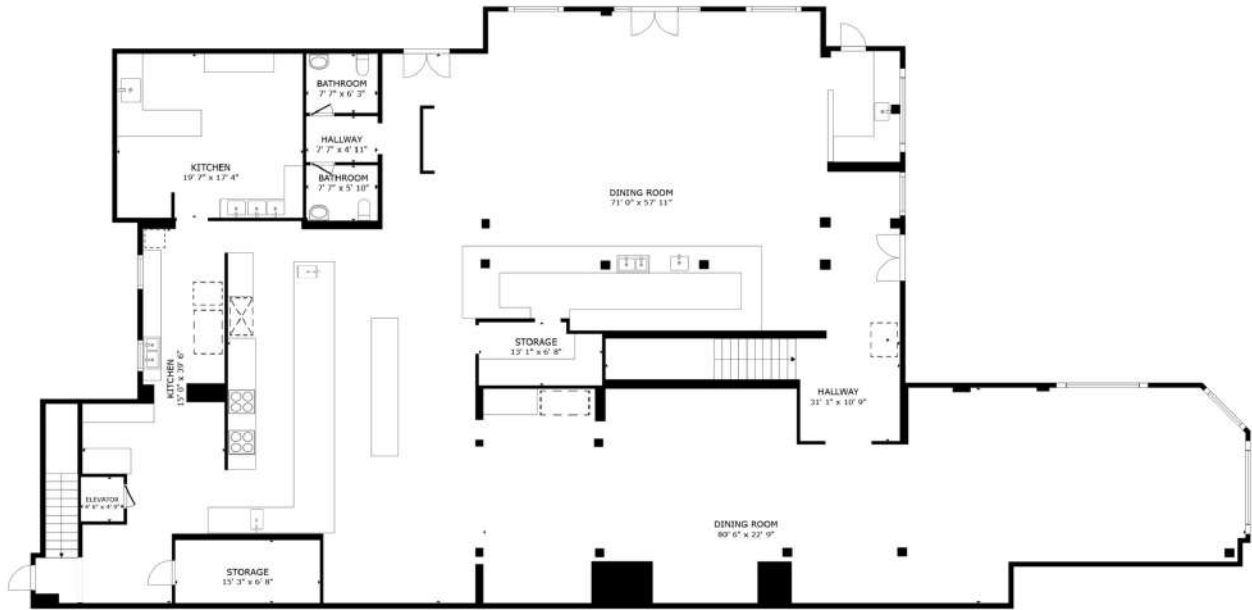


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FLOORPLAN

MAIN LEVEL & BASEMENT

2401 Montana Ave, Billings , MT 59101



Main Level



Basement

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SALE / LEASE

SECOND FLOOR

2401 Montana Ave, Billings , MT 59101



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FLOORPLAN

SECOND FLOOR

2401 Montana Ave, Billings , MT 59101



GROSS INTERNAL AREA
FLOOR PLAN 2,691 sq.ft.
TOTAL : 2,691 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SALE / LEASE

THIRD FLOOR

2401 Montana Ave, Billings , MT 59101



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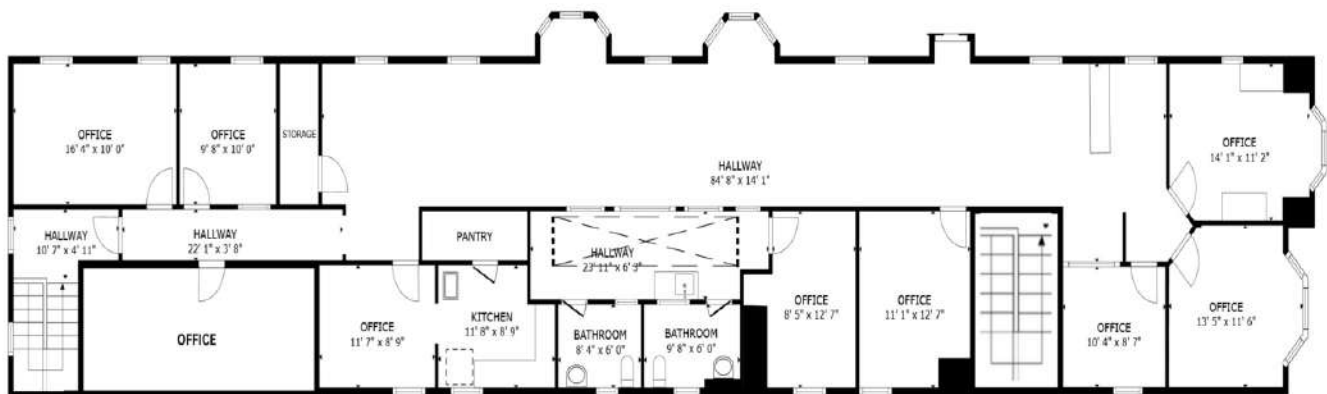


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FLOORPLAN

THIRD FLOOR

2401 Montana Ave, Billings , MT 59101



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,687 sq.ft.
TOTAL : 2,687 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SALE / LEASE

BUTCHER BLOCK @ HISTORIC REX BUILDING

2401 Montana Ave, Billings , MT 59101



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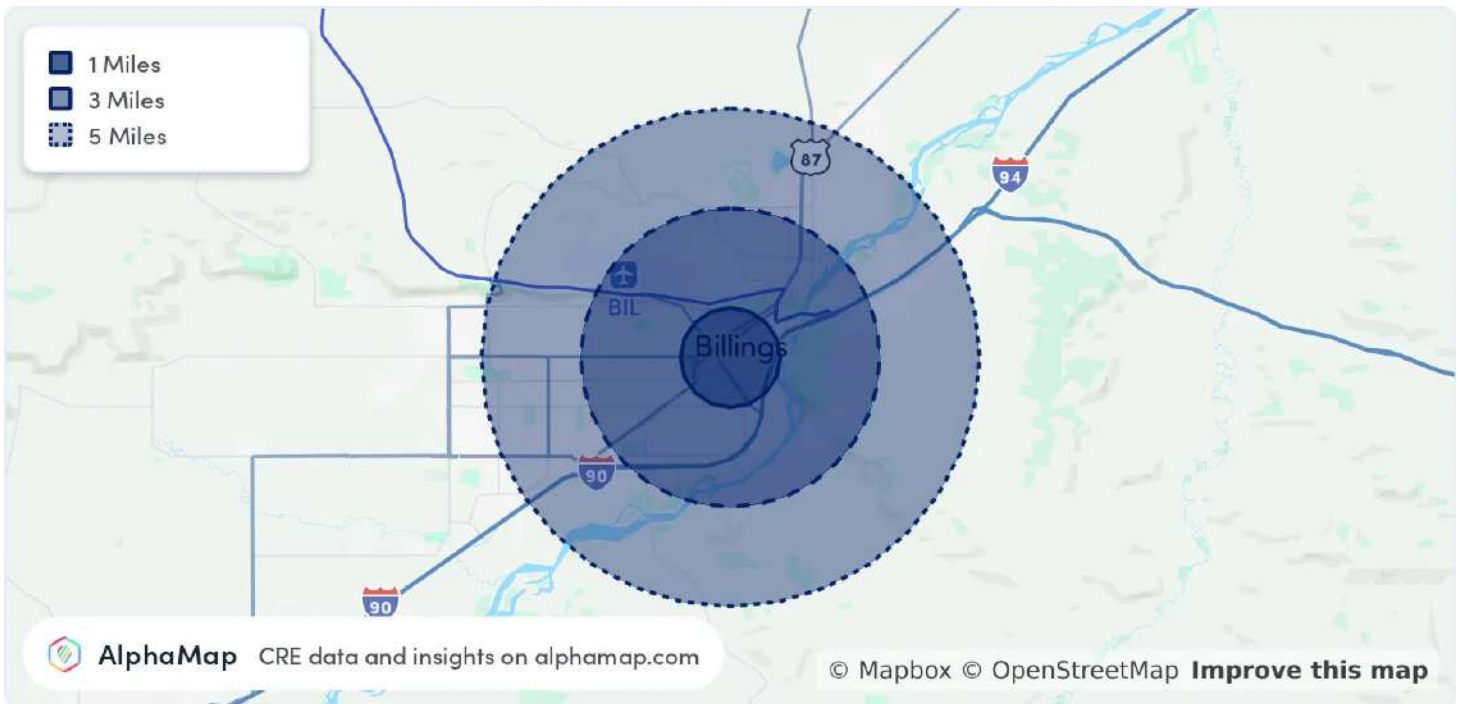
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SALE / LEASE

BUTCHER BLOCK @ HISTORIC REX BUILDING

2401 Montana Ave, Billings , MT 59101



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,402	54,934	106,243
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	40	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,435	23,817	44,751
Persons per HH	2.1	2.3	2.4
Average HH Income	\$59,644	\$77,442	\$86,654
Average House Value	\$378,848	\$341,328	\$366,507
Per Capita Income	\$28,401	\$33,670	\$36,105

Map and demographics data derived from AlphaMap

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BROKER BIO

BUTCHER BLOCK @ HISTORIC REX BUILDING

2401 Montana Ave, 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
47-66 ACRES
66 ACRE LAND DEVELOPMENT

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NATHAN MATELICH, CCIM

Broker/Owner/CCIM

nathan@cbcmontana.com

Direct: (406) 781-6889 | Cell: (406) 781-6889

MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a bachelor's degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 5 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. Nathan became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020, the Platinum Circle of Distinction in 2021 and the Gold Circle of Distinction in both 2022 & 2023, selling over \$50 million of commercial real estate. In 2022, Nathan earned his CCIM designation which is the equivalent of a Masters in Commercial Real Estate and remains the gold standard for commercial real estate professionals. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

In 2022, Nathan earned his CCIM designation - the equivalent of a Masters in Commercial Real Estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Besides being passionate about Real Estate, Nathan is also passionate about helping others succeed. He wrote and published a book sharing his secret to success - "Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market".

Nathan prides himself at being an expert at listing retail, office, industrial and multi-family properties and selling them faster and at a higher sales price. Because Nathan does what he loves, he feels like he will never have to "work" another day in his life.

CBS

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