

LEASE

2950 KING AVE W STE 1

2950 King Ave W Ste 1 Billings, MT 59102



LEASE RATE

\$14.00 - \$18.00 PSF MG

AVAILABLE SF

1,000 - 1,500 sf



CLICK TO VIEW VIDEO

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

George Warmer, CCIM

(406) 855-8946

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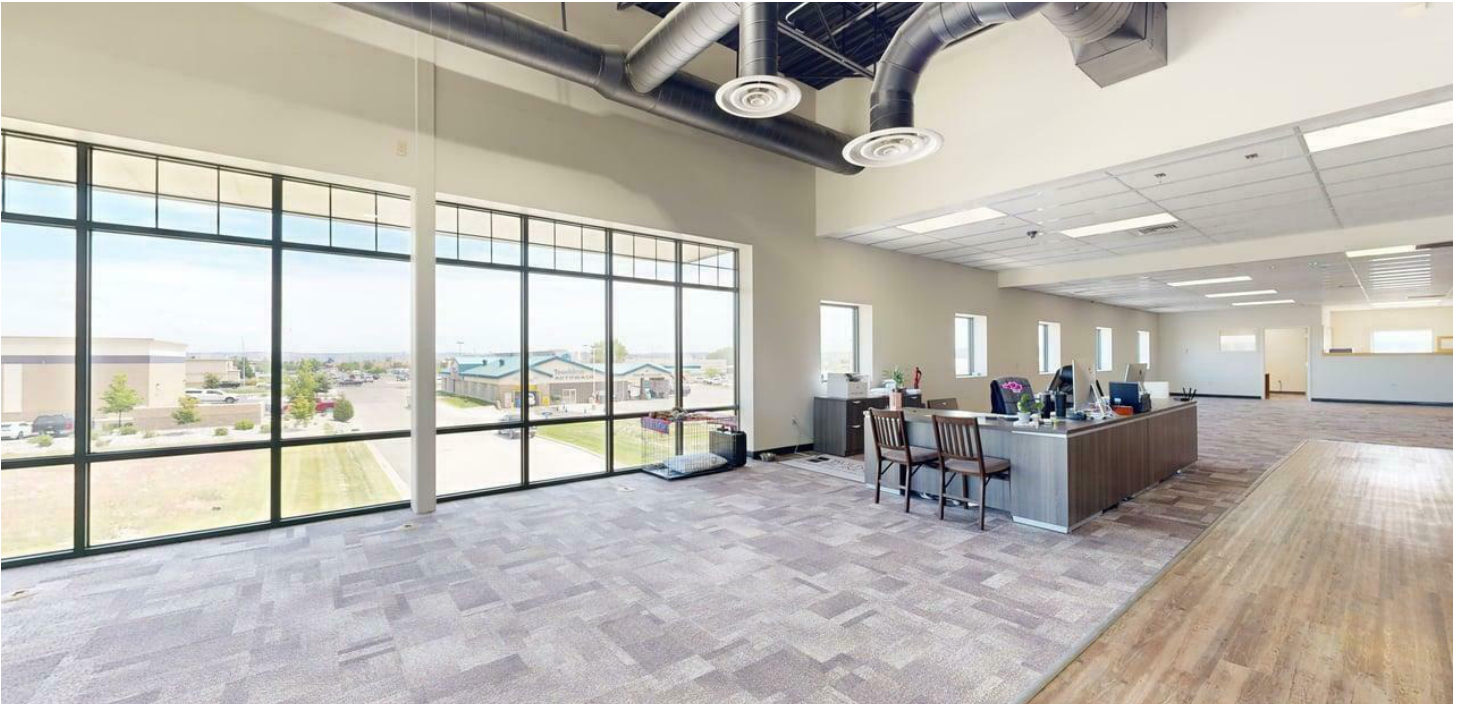


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COMMERCIAL**
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PROPERTY HIGHLIGHTS

- Attractive Retail space, ideal for showroom or offices
- Ample Parking and easy access
- Excellent visibility
- Building signage available

OFFERING SUMMARY

Lease Rate:	\$14.00 - \$18.00 SF/yr (MG)
Available SF:	1,000 - 1,500 sf

360° VIRTUAL TOUR

LOCATION DESCRIPTION

Attractive retail or office space available for lease, ideal for use as a showroom, retail location, or professional office. The property offers excellent visibility, ample parking, and easy access for both customers and employees. Building signage is available, providing great exposure for your business. Approximately 1,000 to 1,500 square feet are available, with lease rates ranging from \$14 to \$18 per square foot MG—an excellent opportunity to establish your business in a highly visible and convenient location.

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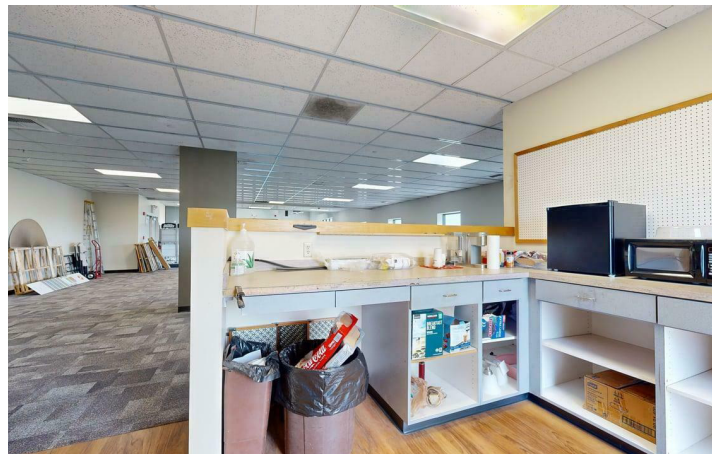
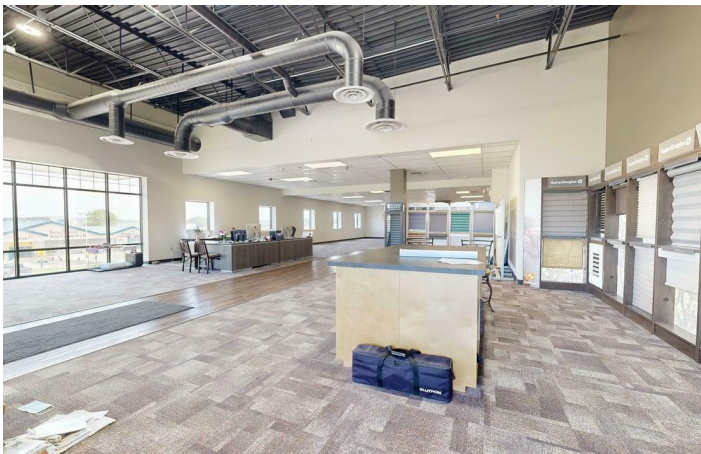


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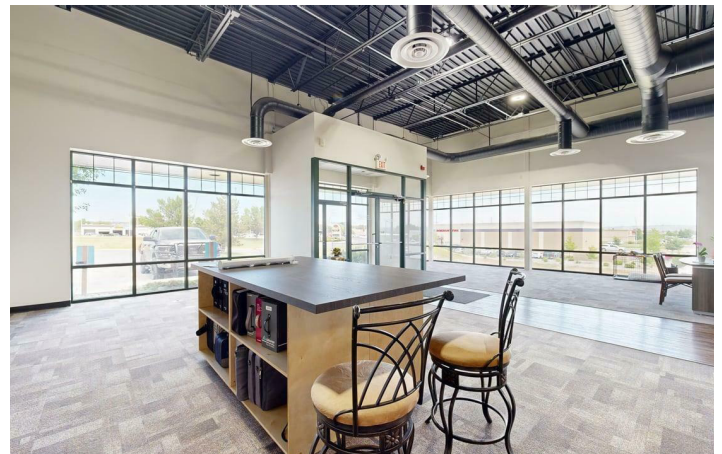
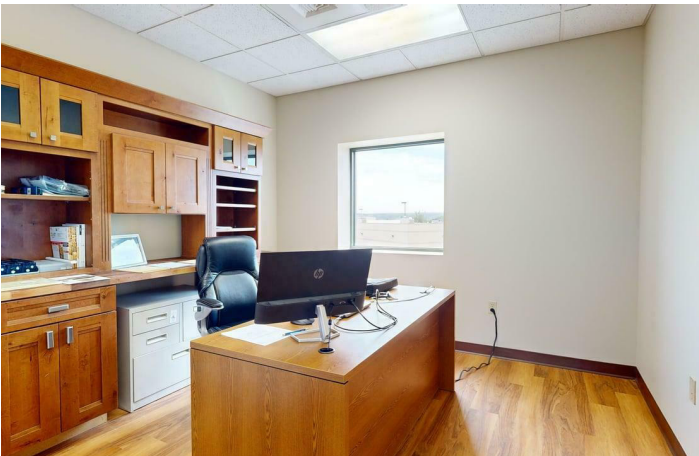
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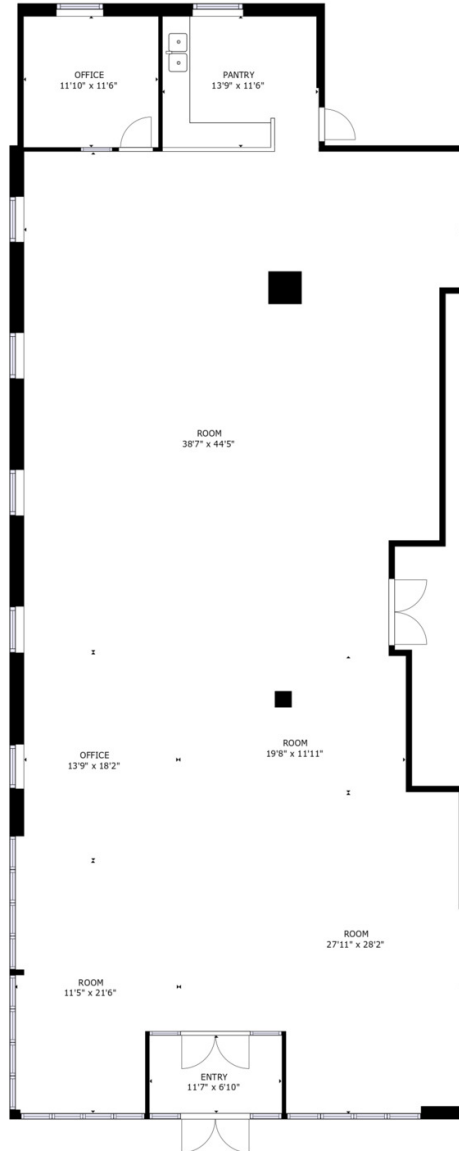


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GROSS INTERNAL AREA
FLOOR 1: 3456 sq ft
TOTAL: 3456 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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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BROKER BIO

2950 KING AVE W STE 1

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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