

# FOR SALE

27 GRAND AVE

Billings, MT 59101



SALE PRICE

\$393,000

George Warmer, CCIM

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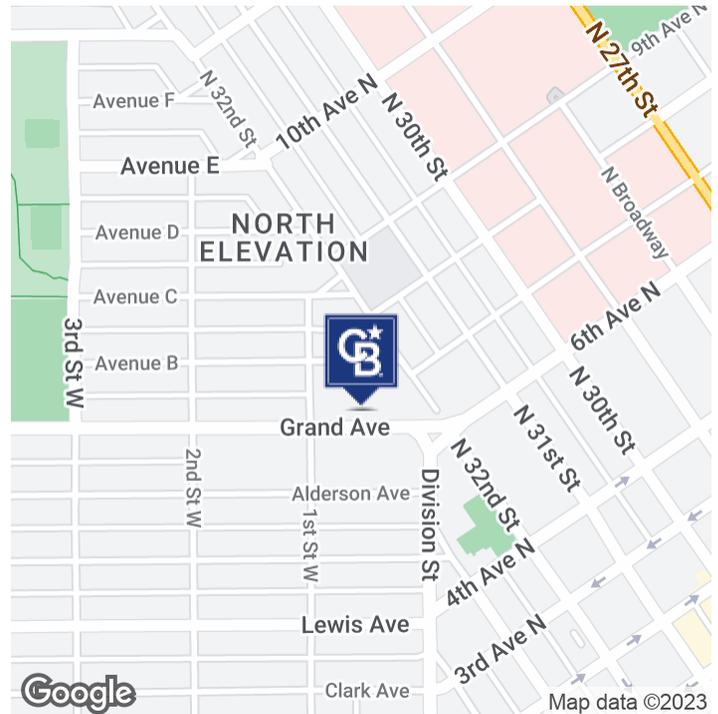


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### OFFERING SUMMARY

Sale Price:	\$393,000
Building Size:	2,764 SF
Lot Size:	7,000 SF
Price / SF:	\$142.19
Zoning:	NC

### PROPERTY OVERVIEW

Unique Opportunity! Attractive office building with basement apartment unit. Located conveniently near downtown on Grand Ave.

Main Floor 1,277 SF

Second Floor Office 390 SF

Basement Apartment +/- 600 SF (Currently Rented For \$895/Month)

Basement Storage & Utility Room +/- 497 SF

Total SF 2764 SF

7,000 SF Lot

Main office: <https://my.matterport.com/show/?m=PQfYdMFBX4L>

Basement: <https://my.matterport.com/show/?m=vftZ7GA2e2k>

Basement apartment: <https://my.matterport.com/show/?m=f7iGyJfqcn8>

### PROPERTY HIGHLIGHTS

- Off Street Parking Included
- Beautiful Interior.
- Illuminated Exterior Pylon Sign
- Move In Ready!

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# APARTMENT PHOTOS

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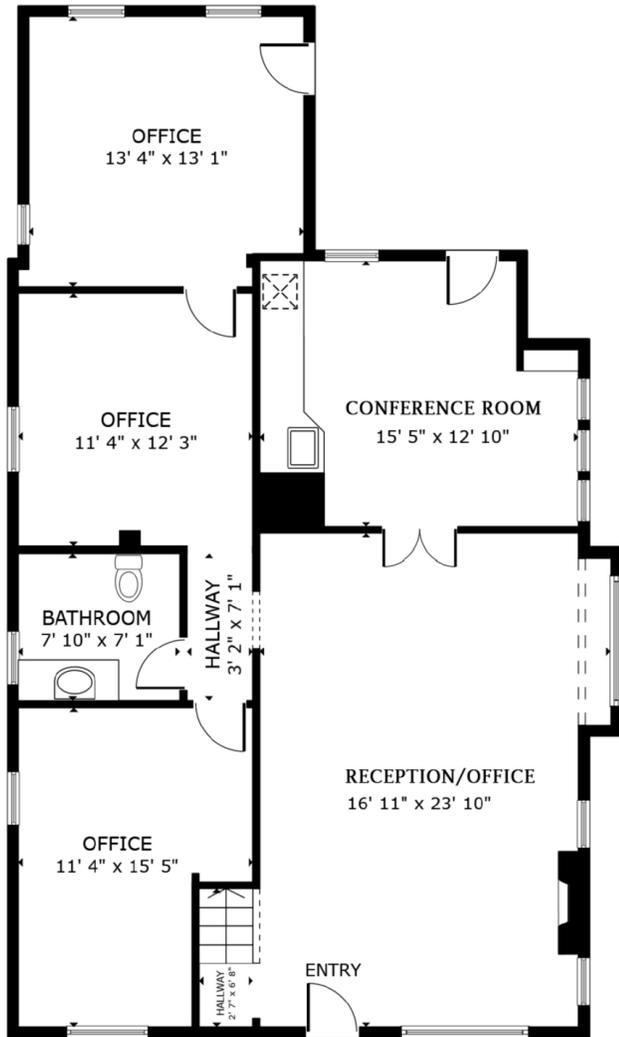


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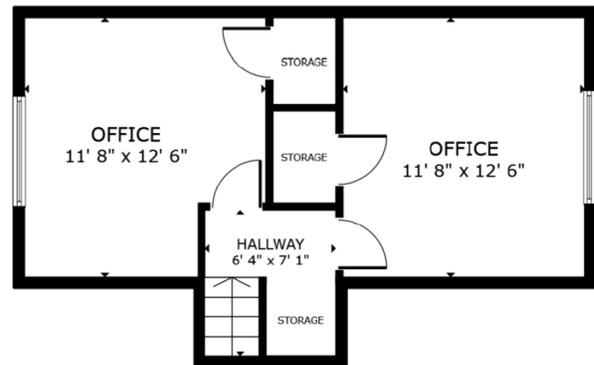
# 1ST & 2ND FLOORS

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FLOOR 1



FLOOR 2

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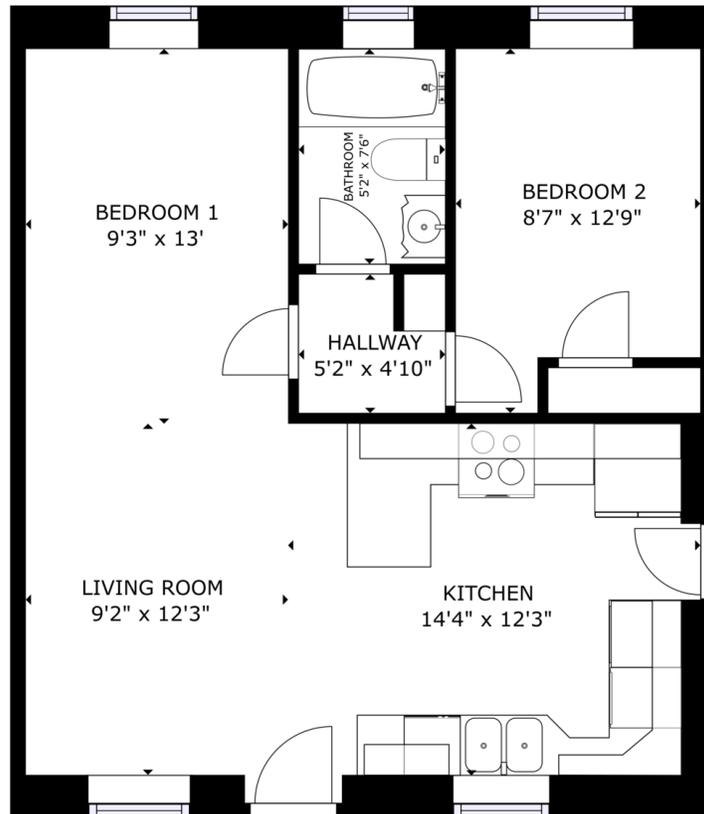
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# APARTMENT

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GROSS INTERNAL AREA  
FLOOR 1: 633 sq ft  
TOTAL: 633 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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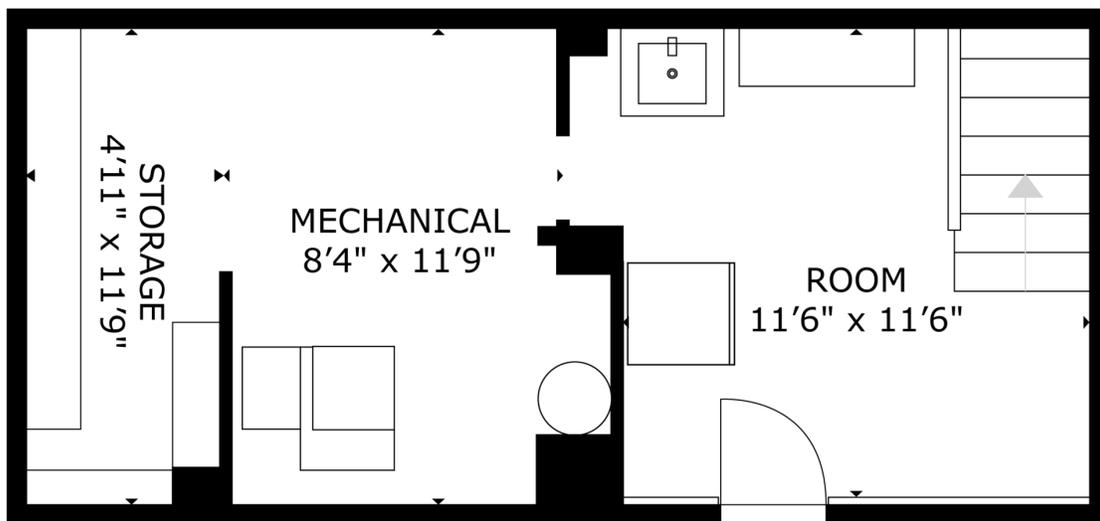


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# MECHANICAL/STORAGE

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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 301 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# MAP

## 27 GRAND AVE

Billings, MT 59101



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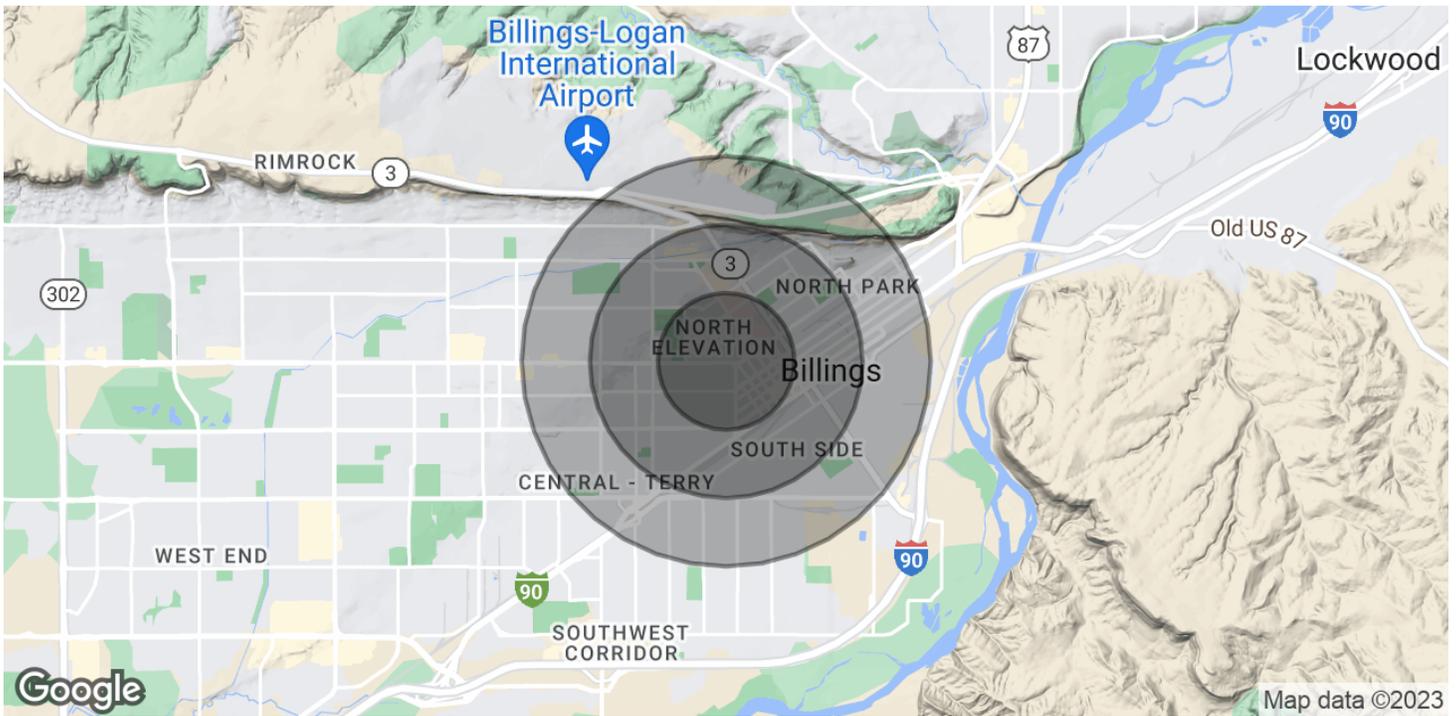


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,076	13,666	23,510
Average Age	35.4	33.7	34.2
Average Age (Male)	34.5	31.7	32
Average Age (Female)	38.7	35.7	36.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,834	6,991	11,551
# of Persons per HH	1.7	2	2
Average HH Income	\$57,636	\$54,155	\$55,723
Average House Value	\$166,299	\$181,137	\$189,128

\* Demographic data derived from 2020 ACS - US Census

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## GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker 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

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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