

# SALE

## 130 MOORE LANE

Billings, MT 59101



**SALE PRICE**

**\$360,000**



**CLICK TO VIEW VIDEO**

**George Warmer, CCIM**

O: 406 656 2001 | C: 406 855 8946

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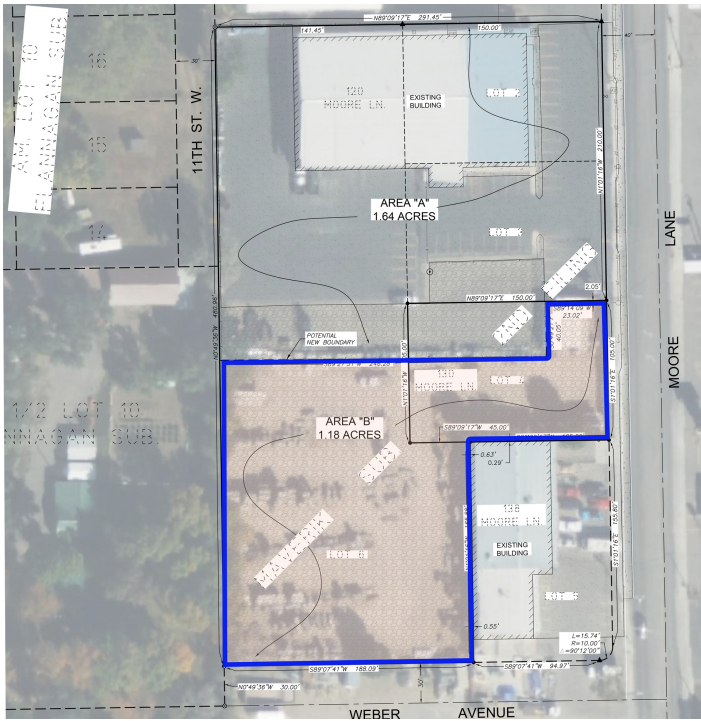


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## OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	1.18 Acres
Zoning:	CX Heavy Commercial

## PROPERTY OVERVIEW

Land For Sale  
130 Moore Lane  
1.18 Tract

Land also available for lease

## PROPERTY HIGHLIGHTS

- Adjacent to City Services
- Premium Mid Town Location
- Zoned: CX Heavy Commercial

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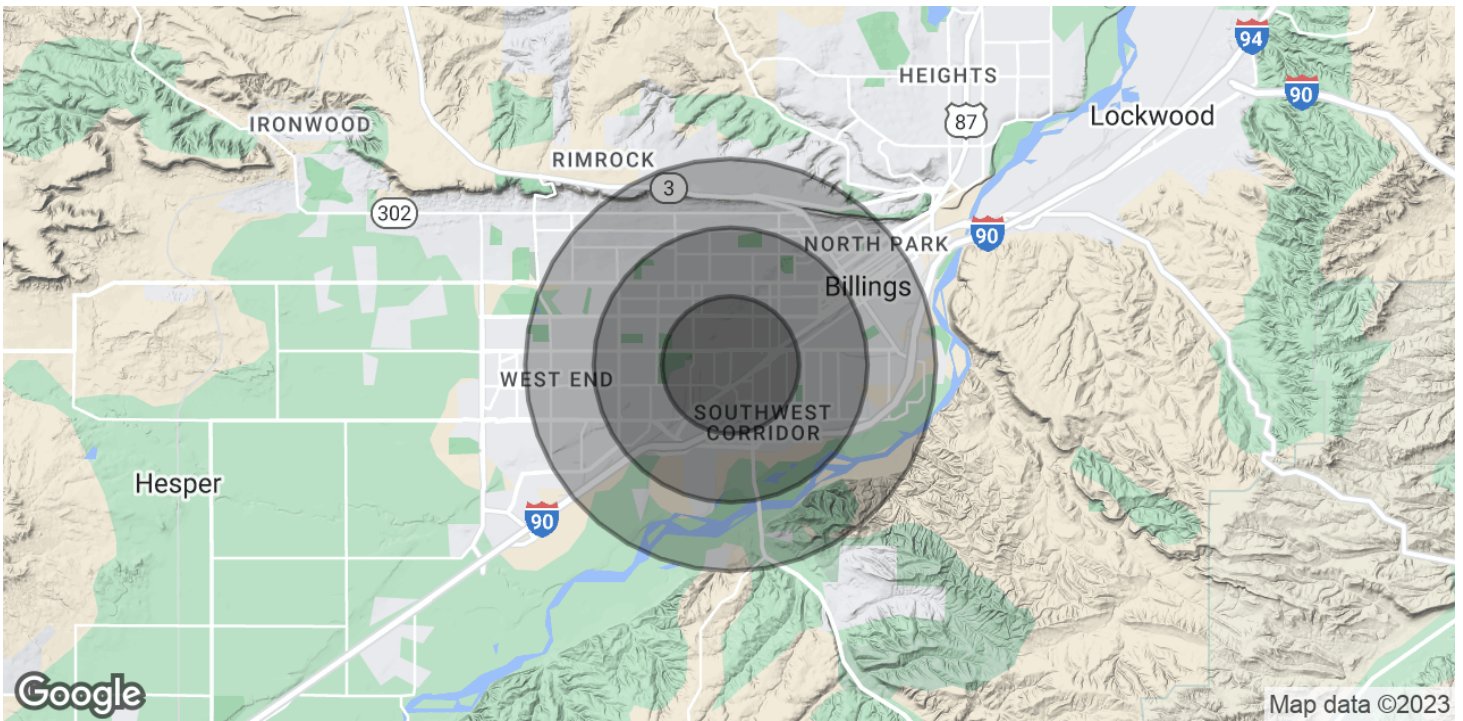


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,218	35,616	60,282
Average Age	36.7	37.3	38.4
Average Age (Male)	34.5	34.6	36
Average Age (Female)	39.6	40	40.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,562	17,309	28,953
# of Persons per HH	2	2.1	2.1
Average HH Income	\$55,982	\$63,190	\$66,547
Average House Value	\$173,336	\$191,157	\$208,350

\* Demographic data derived from 2020 ACS - US Census

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## GEORGE WARMER, CCIM

Managing Partner

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Direct: 406.656.2001 | Cell: 406.855.8946

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
- Lease: 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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