



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**SALE / LEASE**

CBCMONTANA.COM

## 2950 KING AVE WEST SUITE 2

\$799,000

2950 King Ave W Suite 2  
Billings, MT 59102

AVAILABLE SPACE  
3,353 SF

### FEATURES

- \*Approximately 3,350 sq. ft.
- \*Ample Parking & Easy Access
- \*Excellent Visibility
- \*Building & Monument Signage Available
- \*Zoned Controlled Industrial

### AREA

High visibility location on King Ave W.



### OFFICE

George Warmer, CCIM  
406 855 8946  
george@cbcmontana.com

Todd Sherman  
406 570 8961  
todd@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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[Property Overview](#)

[Additional Photos](#)

[Floor Plans](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

[Advisor Bio 2](#)

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### OFFERING SUMMARY

Sale Price: \$799,000

Available SF: 3,353 SF

Lease Rate: \$14.00 SF/yr (NNN)

Building Size: 3,353 SF

Zoning: Controlled Industrial

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### PROPERTY OVERVIEW

Attractive retail space, ideal for show room  
\$799,000

### PROPERTY HIGHLIGHTS

- Suite 2 Retail Space: 3,353 For Sale & Lease
- \*Approximately 3,350 sq. ft.
- \*Ample Parking & Easy Access
- \*Excellent Visibility
- \*Building & Monument Signage Available
- \*Zoned Controlled Industrial



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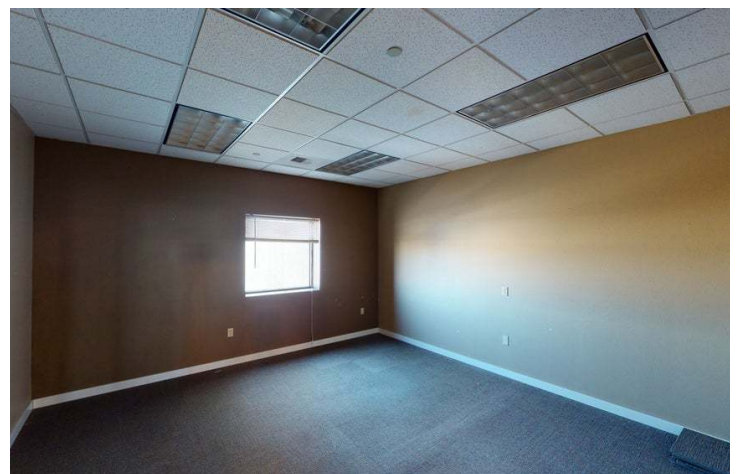
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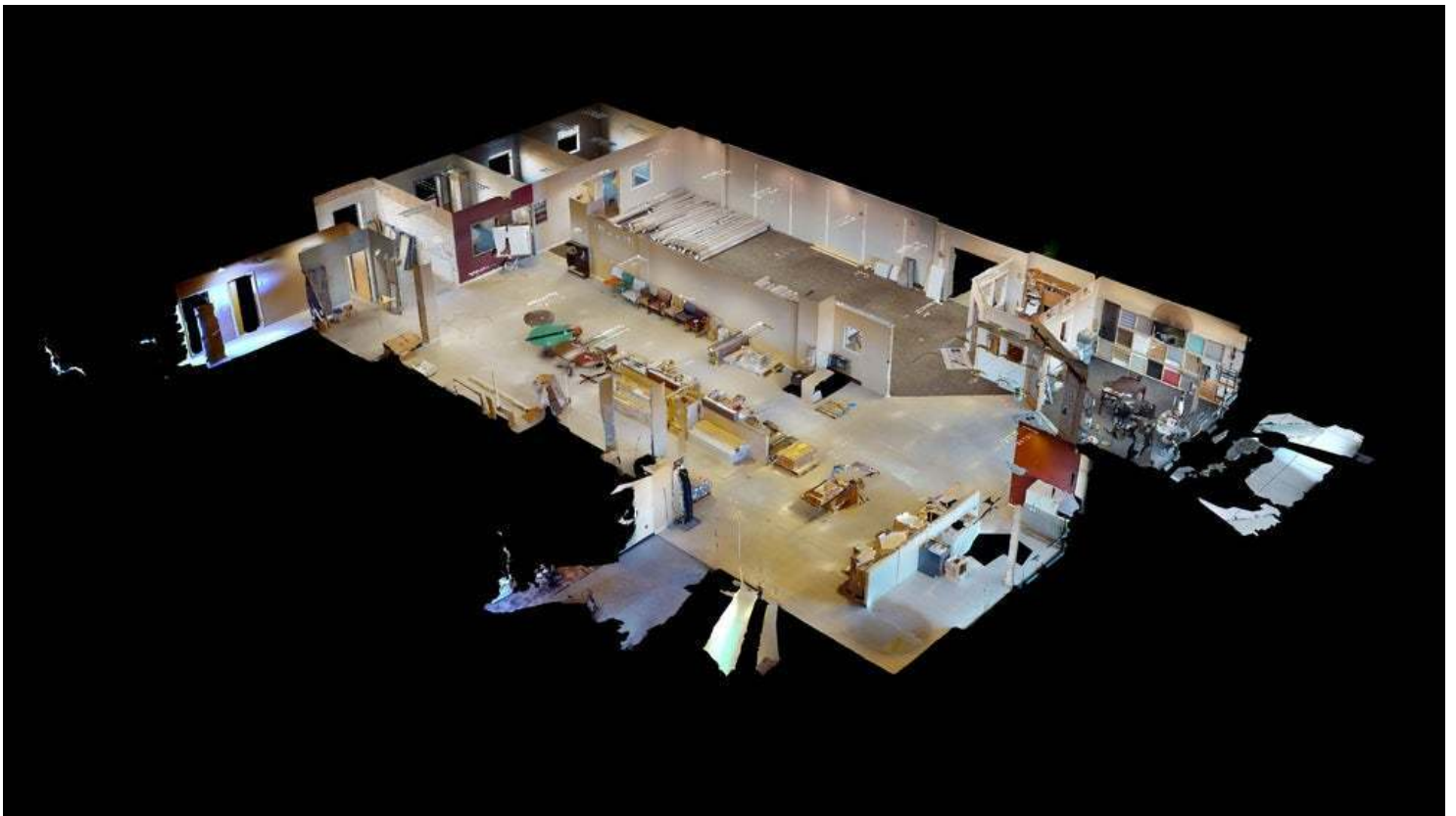
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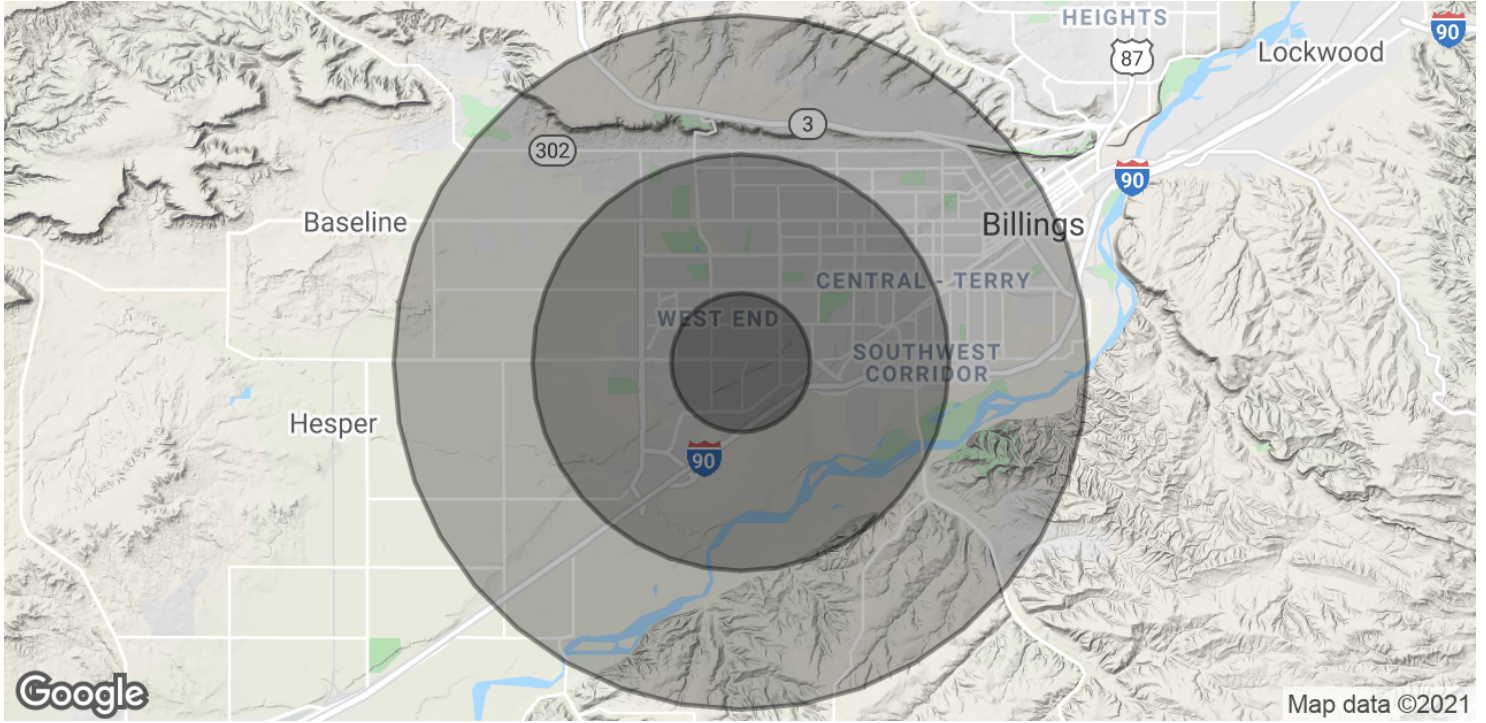
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,378	44,482	86,806
Average age	35.3	40.1	38.9
Average age (Male)	33.8	37.6	36.8
Average age (Female)	36.1	41.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,117	20,068	38,542
# of persons per HH	2.1	2.2	2.3
Average HH income	\$52,118	\$58,027	\$60,343
Average house value	\$153,107	\$179,806	\$196,798

\* Demographic data derived from 2010 US Census

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### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.855.8946

MT #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 licensed REALTOR® 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. 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. 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. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member TRANSACTIONS OF NOTE Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

### EDUCATION

University of Southern California - BA

University of Denver - MBA

### MEMBERSHIPS

CCIM

ICSC

Billings Library Foundation -Treasurer & Finance Chair

Big Sky Economic Authority - Member

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### TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

### PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords. Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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