

SALE

1420 GRAND AVE

Billings, MT 59102



SALE PRICE

\$1,200,000

George Warmer, CCIM
406 855 8946



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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	8,100 SF
Lot Size:	8,174 SF
Price / SF:	\$148.15
Year Built:	1958
Zoning:	CMU2-Corridor Mixed Use 2

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY
Montana Liquor Store Building For Sale

2800 SF Retail Space
5300 SF Warehouse Space

PROPERTY HIGHLIGHTS

- Long Term Established Tenant
- NNN Lease In Place
- Prime Location with Excellent Signage
- Several Upgrades Have been made to the property:
 - New Membrane Roof: 2022
 - New HVAC Units Installed: 2021
 - New Roof Drains: 2021
 - New Garage Door: 2019

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PICTURES

1420 GRAND AVE

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George Warner, CCIM
406 855 8946



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MAP

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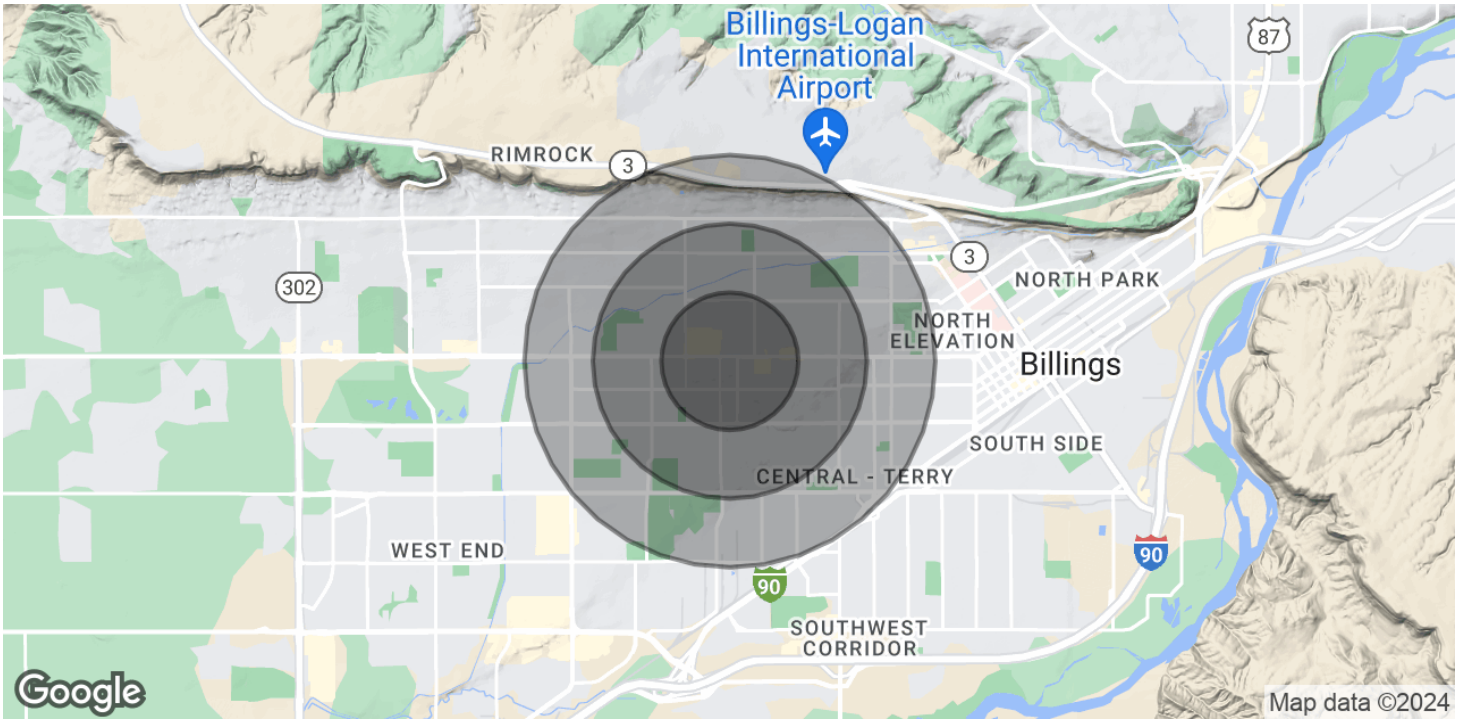


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DEMOGRAPHICS

1420 GRAND AVE

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,818	14,035	27,397
Average Age	41.7	39.4	38.3
Average Age (Male)	39.8	37.1	35.2
Average Age (Female)	44.8	40.6	40.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,622	7,100	13,290
# of Persons per HH	1.7	2	2.1
Average HH Income	\$61,500	\$79,103	\$75,255
Average House Value	\$205,348	\$220,515	\$224,854

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: **406.855.8946** | 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
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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