

# SALE

## 3RD AVENUE N & MAIN STREET

Billings, MT 59101



**SALE PRICE**

\$931,226

**George Warmer, CCIM**

406 855 8946

george@cbcmontana.com



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### OFFERING SUMMARY

Sale Price:	\$931,226 (\$17.00 / SF)
Lot Size:	54,778 SF
Zoning:	Light Industrial

### PROPERTY HIGHLIGHTS

- Attractive Retail or Hospitality Site
- 54,778 SF (Approx. 1.25 Acres)
- Zoned Light Industrial
- Located at 3rd Ave N & Main St
- Public Services Available
- Ingress & Egress off of 4th Ave N & 3rd Ave N
- Includes Existing Lamar Billboard Lease

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Big picture North-Eastward using 4th Ave approach anchored with Metra, Rims, Yellowstone, Main, and 1st Ave

Southwest oriented view from Main Street approach, anchored with Metra, Rims, Airport Rd, I-90



Closer view anchored on Metra, with Rims, Yellowstone, and Main

Closest view for detail

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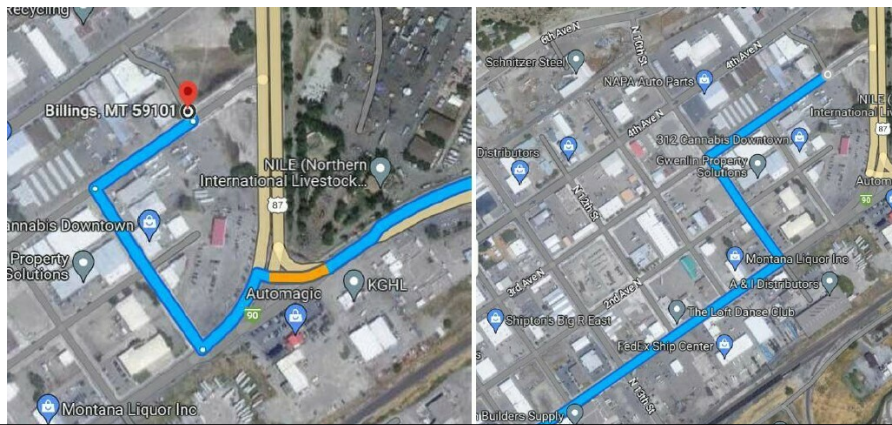
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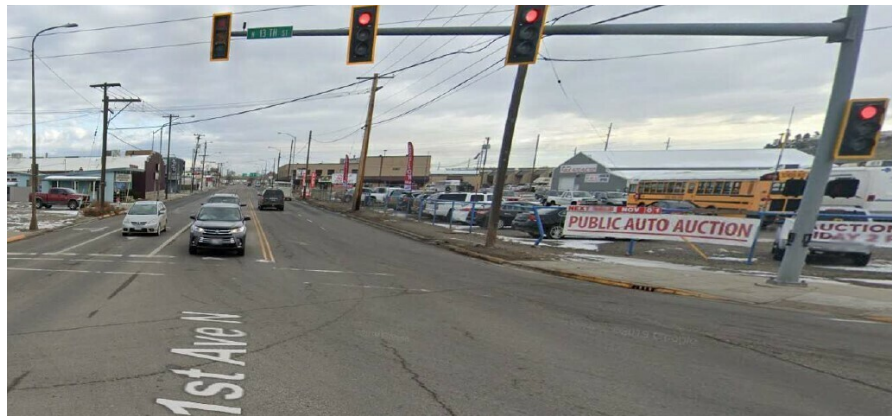
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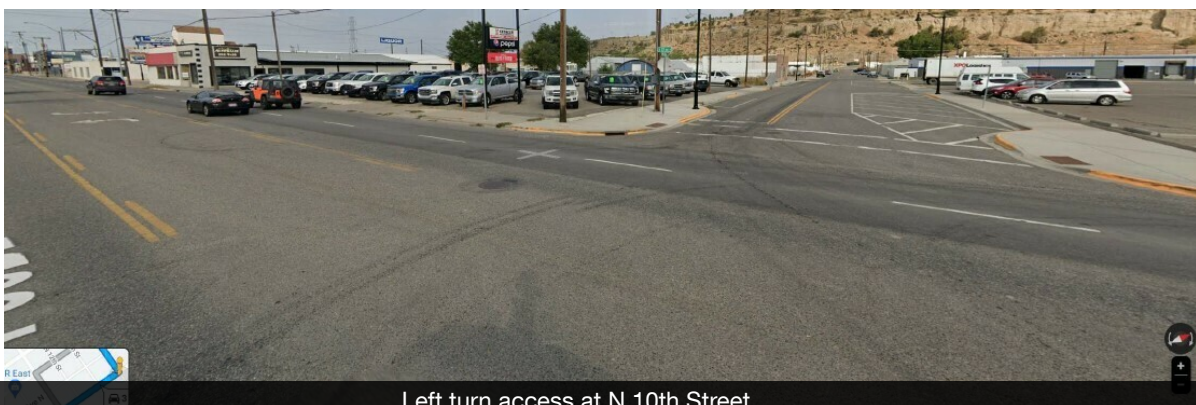
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Main entrance to the Metra, the Rims, the Yellowstone river, along with Main street, Airport Rd, 4th Ave, and 1st Ave



Access for Northbound drivers arriving from 1st Ave N



Left turn access at N 10th Street

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Facing Southwest



Facing West

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## 3RD AVENUE N & MAIN STREET

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Signage on East Side



Facing Northeast

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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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