



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

2228 GRAND AVE

\$925,000

2228 Grand Ave
Billings, MT 59102

AVAILABLE SPACE
8,030 SF

AREA

Mid town location good ingress and egress. Large Pylon Sign and abundant parking. Tenants include Davidson Home Furnishings & Design and Pita Pit



OFFICE

George Warmer, CCIM
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001

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2228 GRAND AVE

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[Property Overview](#)

[Additional Photos](#)

[Location Maps](#)

[Yellowstone_County_Property_Tax_Information.pdf](#)

[Department_of_Revenue_Orion_Data_Detail.pdf](#)

[Demographics Map & Report](#)

[Broker Information](#)

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OFFERING SUMMARY

Sale Price: \$925,000

Lot Size: 0.59 Acres

Building Size: 8,030 SF

Zoning: Community Commercial

Price / SF: \$115.19

PROPERTY OVERVIEW

Attractive Mid Town Retail Building. Tenants include Davidson Home Furnishings & Design and Pita Pit. Located just east of 24th St W.

PROPERTY HIGHLIGHTS

- For Sale \$925,000
- Tenants Include Davidson Home Furnishings & Design and Pita Pit
- Large Pylon Sign
- Over 18,000 Cars Per Day
- Large Parking Area
- Long Term Lease for Extended Parking
- New Roof 2016
- New Pavement Overlay 2016
- New HVAC Units 2014
- New Gutters 2017

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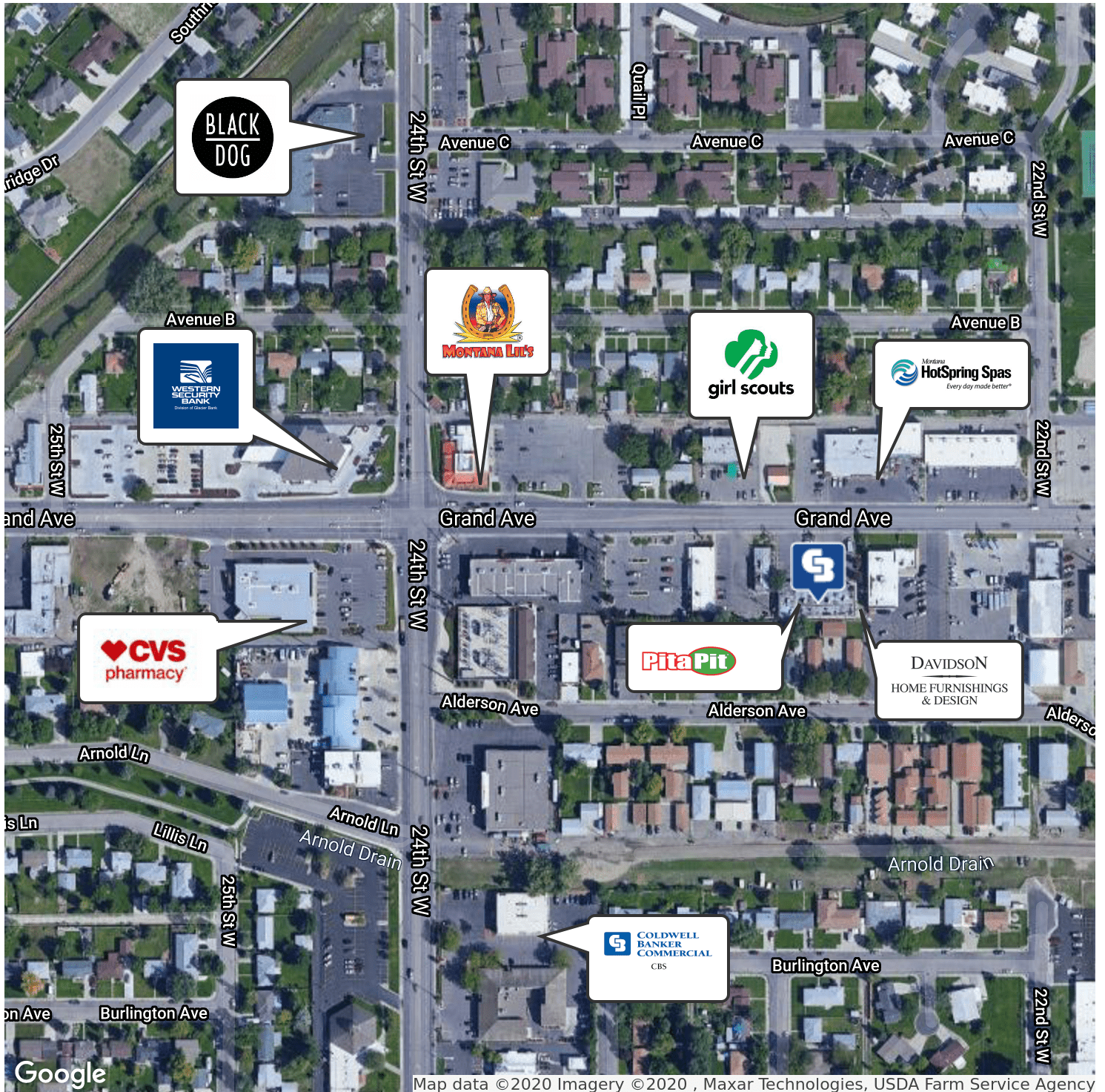
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Yellowstone County, Montana

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Disclaimer: Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

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[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A02381

Primary Party

Primary Owner Name: WINCHELL PROPERTIES, LLC [Ownership History](#)

2019 Mailing Address: WINCHELL PROPERTIES, LLC
3439 1/2 MARMION WAY
LOS ANGELES, CA 90065-2423

Property Address: 2228 GRAND AVE

Township: 01 S Range: 26 E Section: 06

Subdivision: ARNOLD SUBD 1ST FILING Block: 2 Lot: 4

Full Legal: ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, BLOCK 2, Lot 4 - 6,
AMND

GeoCode: 03-0927-06-2-14-39-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS

2019 Assessed Value Summary

Assessed Land Value = \$ 206,428.00

Assessed Building(s) Value = \$ 302,072.00

Total Assessed Value = \$ 508,500.00

Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 206,428.00
3507 - Improvements on Commercial City or Town Lots	= \$ 302,072.00
Total	= \$ 508,500.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](#).

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
2000	2,915.76 P	2,915.75 P	5,831.51

[2001](#) 3,264.06 P 3,264.05 P 6,528.11
[2002](#) 3,526.45 P 3,526.43 P 7,052.88
[2003](#) 3,837.58 P 3,837.56 P 7,675.14
[2004](#) 3,924.34 P 3,924.33 P 7,848.67
[2005](#) 0.00 3,474.28 P 3,474.28
[2005](#) 3,966.67 P 0.00 P 3,966.67
[2006](#) 3,891.76 P 3,891.75 P 7,783.51
[2007](#) 3,949.35 P 3,949.34 P 7,898.69
[2008](#) 3,918.88 P 3,918.87 P 7,837.75
[2009](#) 4,106.75 P 4,106.74 P 8,213.49
[2010](#) 4,231.91 P 4,231.91 P 8,463.82
[2011](#) 4,254.27 P 4,254.26 P 8,508.53
[2012](#) 3,437.53 P 3,437.52 P 6,875.05
[2013](#) 3,483.82 P 3,483.81 P 6,967.63
[2014](#) 3,574.87 P 3,574.86 P 7,149.73
[2015](#) 3,569.01 P 3,569.00 P 7,138.01
[2016](#) 3,650.69 P 3,650.69 P 7,301.38
[2017](#) 3,768.36 P 3,768.35 P 7,536.71
[2018](#) 3,880.77 P 3,880.77 P 7,761.54
[2019](#) 3,888.04 P 3,888.03 7,776.07

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 3 - [Donald W. Jones \(R\)](#) **School Attendance Areas**
Senate: 25 - [Jen Gross \(D\)](#) **High:** WEST
House: 50 - [Jade Bahr \(D\)](#) **Middle:** WILL JAMES
Ward: 5 (BILLINGS) **Elem:** BURLINGTON

[Richard Clark](#)

[Shaun Brown](#)

Precinct: 50.2

Zoning: Community Commercial

[Click Here to view Billings](#)

[Regulations](#)

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SD 2 Trustee District #5 [List of Trustees](#)

[Regulations](#)

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[Regulations](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

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[Property Tax Detail](#)

Owner Information

Primary Owner: WINCHELL PROPERTIES, LLC [Ownership History](#)
Tax ID: A02381
Geo Code: 03-0927-06-2-14-39-0000
Property Address: 2228 GRAND AVE BILLINGS 59102
Legal Description: ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, BLOCK 2, Lot 4 - 6, AMND
Property Type : IMP_U - Improved Property - Urban

[Clerk & Recorder Documents](#)

Site Data

Neighborhood Code:	03-0965-2	Location:	4 - Commercial Area
Parking type:	203.610.C	Fronting	1 - Major Strip or Central Business District%
Utilities:	3 - On and Off Street	Parking Prox	3 - On Site%
Lot Size:	1, 4	Access:	1
	25584 Sq. Ft.	Topography:	1

Commercial Building Data

Year Built:	1959	Year Remodel:	2006
Improvement Class:	3507	Effective Year:	
Building Name:		Building Number:	1
Grade (Factor):	A (1)	Structure Type:	374 - Multi-purpose, Retail, multi-occupancy
Total Identical Buildings:	1	Units per Building:	1
ECF:	1.22		

Interior/Exterior Commercial Building Data

Floors	Area/Floor(Sq Ft)	Area (Sq Ft)	Use	Construction	Ptns	Heat	A/C	plumb
01 - 01	8030	8030	034 - Retail	1-Wood Frame/Joist/Beam	2-Normal	1-Hot Air	1-Central	2-Normal
Building Total		8030						

Main Commercial Building Features Data

Code-Type	Quantity
EE1 - Enclosed Entry	1
PP1 - Porch, open	1
SS1 - Sprinkler System - wet pipe	1

Other Building and Yard Improvements

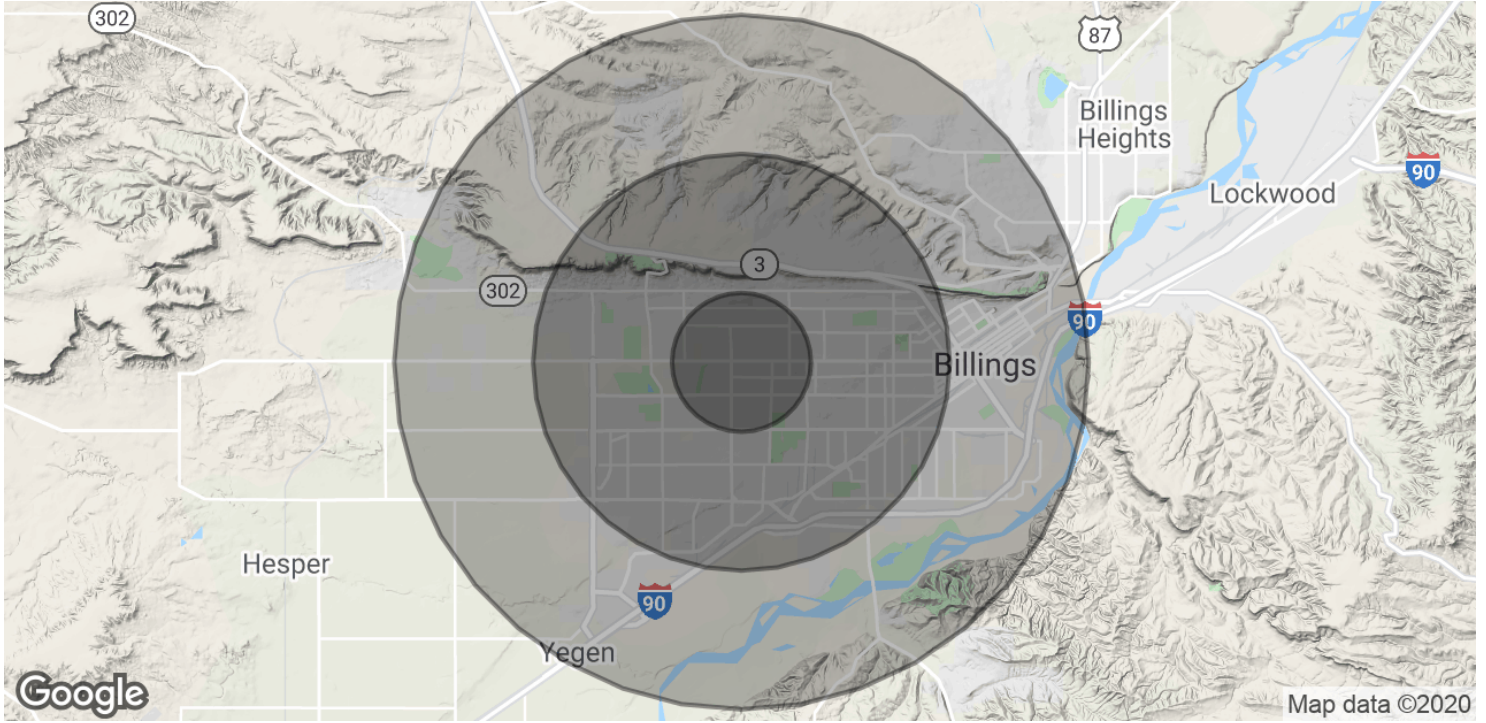
Code - Type	Quantity	Area/Unit	Classcode
CPA1 - Paving, asphalt	1	14000	3507



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,794	67,047	100,206
Average age	41.5	39.6	38.3
Average age (Male)	40.0	37.2	36.4
Average age (Female)	42.7	42.4	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,827	29,780	44,120
# of persons per HH	2.2	2.3	2.3
Average HH income	\$62,781	\$59,941	\$58,782
Average house value	\$194,019	\$193,489	\$193,673

* 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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1215 24th Street Suite 240

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