



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

3225 1ST AVE N

Billings, MT 59101

AVAILABLE SPACE

2,546 SF

ASKING PRICE

\$450,000

AREA

Attractive Office Building located in the Founders Section of Downtown

2,546 SF

7,000 SF Lot

CBCMONTANA.COM



OFFICE

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

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
CBS**

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



SALE

3225 1ST AVE N

Billings, MT 59101

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

CBCMONTANA.COM

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





SALE

3225 1ST AVE N
Billings, MT 59101



OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 7,000 SF

Building Size: 2,546 SF

Renovated: 2016

Zoning: Central Business District

CBCMONTANA.COM

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

PROPERTY OVERVIEW

Office Building For Sale!
\$450,000
Completely Remodeled in 2016

PROPERTY HIGHLIGHTS

- Brick Exterior with Copper Trim
- Off Street Parking
- 8 Offices
- Waiting Area
- 2 ADA Restrooms
- Kitchenette

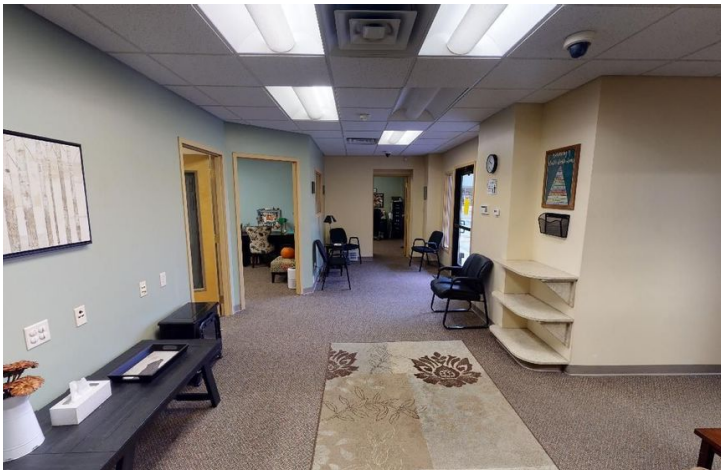


**COLDWELL
BANKER
COMMERCIAL**
CBS



3225 1ST AVE N
Billings, MT 59101

SALE



CBCMONTANA.COM

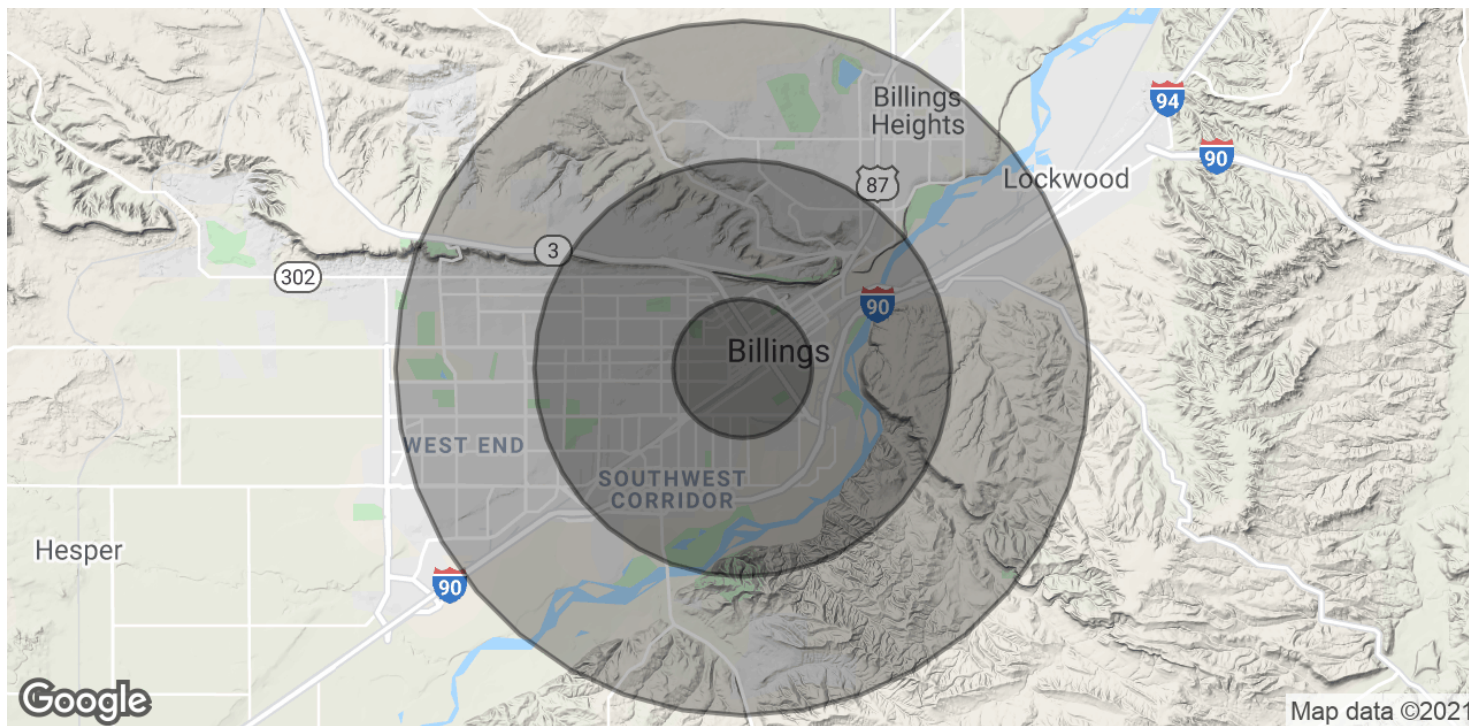
George Warmer, CCIM
406 855 8946
george@cbcmontana.com



3225 1ST AVE N

Billings, MT 59101

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,797	58,464	102,095
Average age	34.4	34.3	36.3
Average age (Male)	34.3	33.2	34.8
Average age (Female)	34.4	36.4	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,841	25,017	43,431
# of persons per HH	2.2	2.3	2.4
Average HH income	\$43,225	\$49,471	\$54,438
Average house value	\$178,004	\$151,866	\$165,546

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

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



CBS



3225 1ST AVE N

Billings, MT 59101

SALE



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

CBS

1215 24th Street Suite 240

Billings, MT 59102

406.656.2001

CBCMONTANA.COM

George Warmer, CCIM

406 855 8946

george@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS