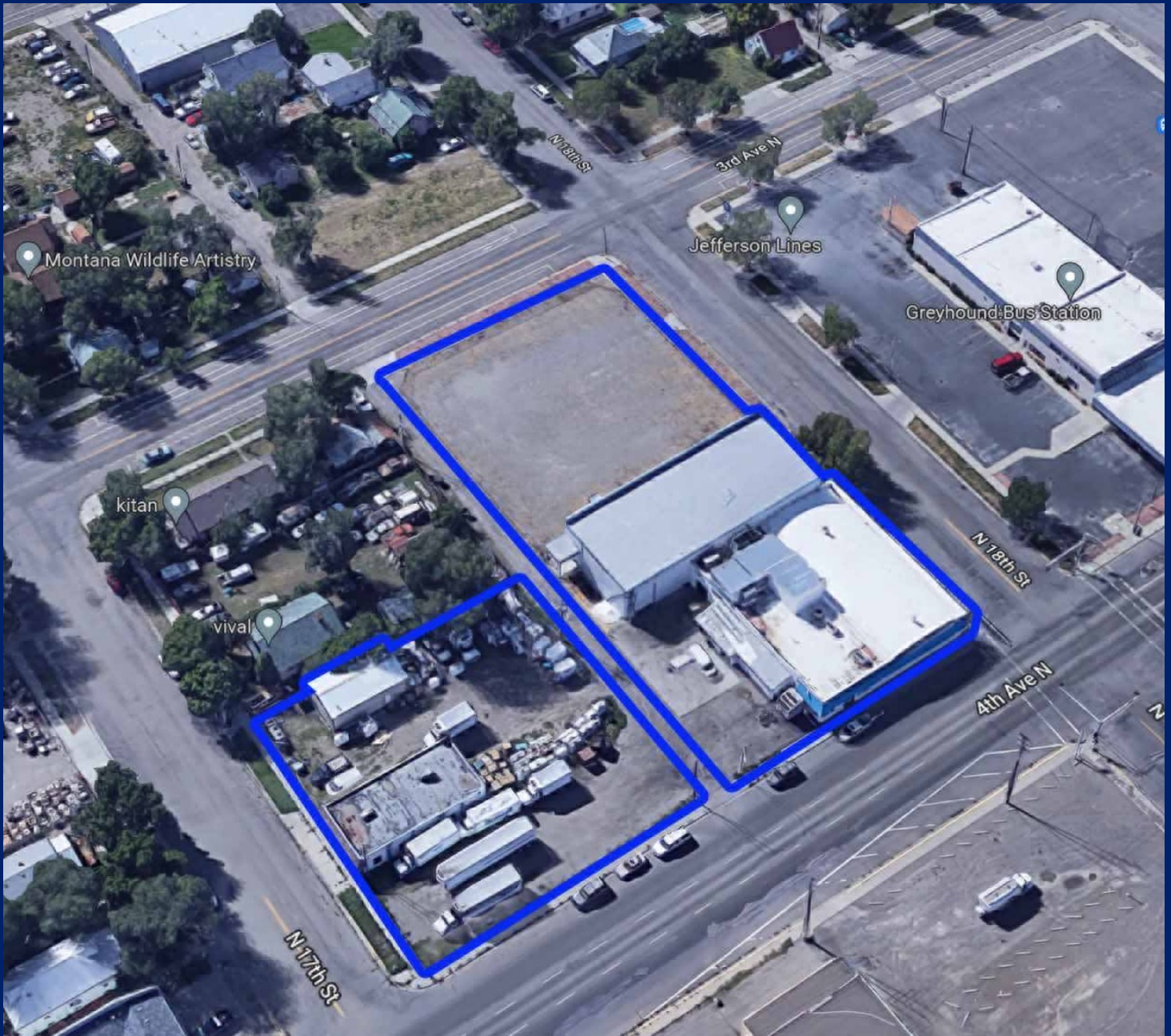


# SALE

## 1718 4TH AVE N, 320 N 17TH ST & 309 N 18TH ST

Billings, MT 59101



**SALE PRICE**

**\$1,600,000**

**George Warner, CCIM**  
406 855 8946



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

1718 4TH AVE N, 320 N 17TH ST & 309 N 18TH ST

Billings, MT 59101



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	17,760 SF
Lot Size:	63,000 SF
Price / SF:	\$90.09
Zoning:	East Billings Central Works

## PROPERTY OVERVIEW

1718 4th Ave N, 320 N 17th St & 309 N 18th St  
Sales Price \$1,600,000

## PROPERTY HIGHLIGHTS

- Manufacturing Plant 15,712 SF with Delivery Dock
- Shop 2,048 SF
- Three Tracts totaling 63,000 SF
- 3 Phase Electricity Available
- Seller to lease back for up to 12 months

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# PHOTOS

1718 4TH AVE N, 320 N 17TH ST & 309 N 18TH ST

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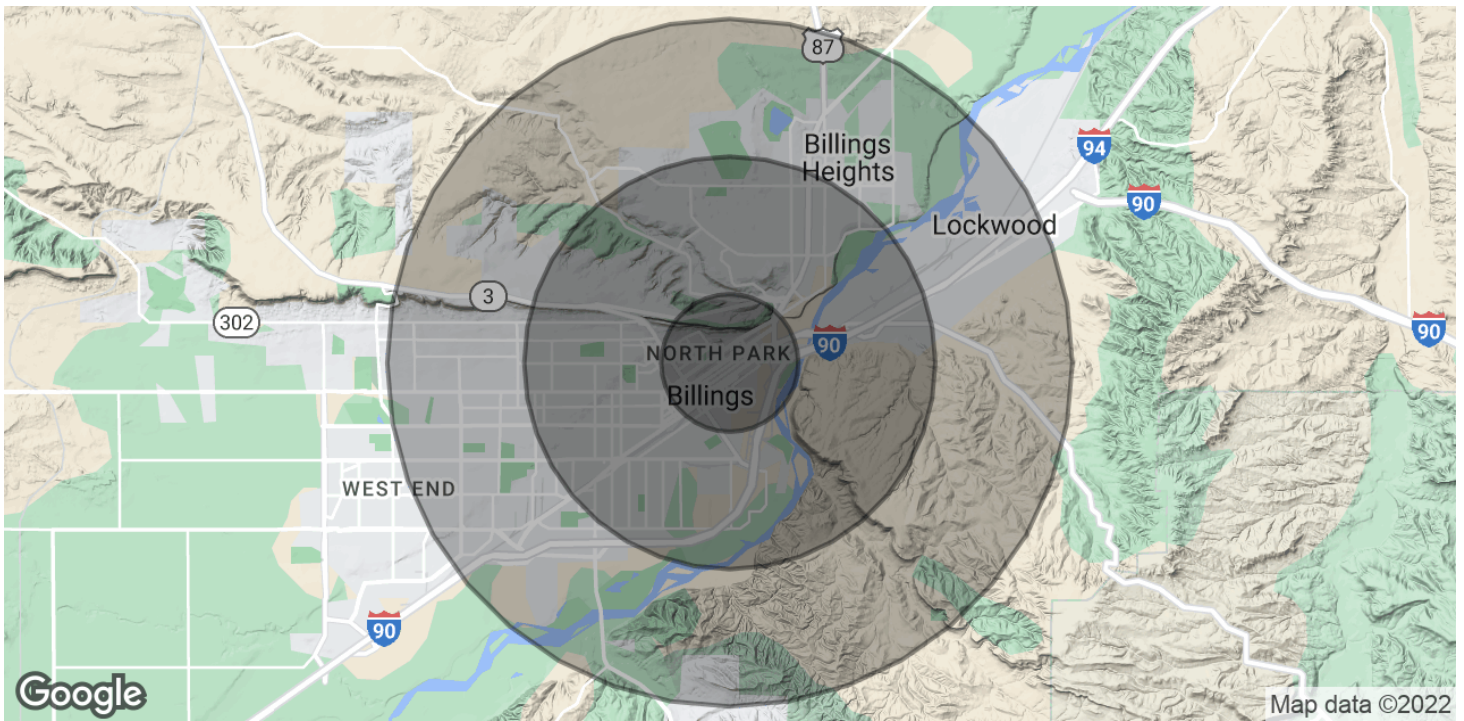
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# DEMOGRAPHICS

1718 4TH AVE N, 320 N 17TH ST & 309 N 18TH ST

Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,990	50,620	90,010
Average Age	33.1	35.4	37.7
Average Age (Male)	32.7	34.2	36.6
Average Age (Female)	34.8	37.1	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,832	23,853	41,630
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$38,100	\$60,808	\$69,004
Average House Value	\$169,457	\$193,951	\$212,767

\* Demographic data derived from 2020 ACS - US Census

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## GEORGE WARMER, CCIM

Managing Partner

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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 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.

### 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

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. 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

#### CBS

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