

CONCERT PAVILION



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

FOR SALE

1617 1st Ave N
Billings, MT 59101

AVAILABLE SPACE
90,000 SF

AREA

The primary 90,000 SF site is located on 1st Ave N between N 17th St and N 16th St. The 90,000 SF site offers excellent visibility and strong traffic counts along 1st Ave N. The property is located within the Billings East Urban Renewal District and located on the Interstate 90 Business Loop

90,000 SF

CBCMONTANA.COM



FOR SALE

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

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COLDWELL BANKER COMMERCIAL
CBS
3135 Meadow View Dr., Billings, MT 59102
406.656.2001



FOR SALE

1617 1st Ave N, Billings, MT 59101



OFFERING SUMMARY

Available SF:	90,000 SF
For Sale:	\$2,250,000
Lot Size:	2.066 Acres
Zoning:	East Billings Central Works
Market:	Billings
Submarket:	East Billings Urban Renewal District

PROPERTY OVERVIEW

Owner is offering to construct facility and required parking to qualified tenant specifications in return for long term NNN lease commitment.

PROPERTY HIGHLIGHTS

- Prime Development Site
- 90,000 SF
- Zoning - EB_CW-East Billings Central Works
- Located on the I-90 Business Loop
- East Billings Urban Renewal District
- Off-Sites Complete
- +/- 17,000 Cars Per Day

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PROPERTY DESCRIPTION

Owner is offering to construct facility and required parking to qualified tenant specifications in return for long term NNN lease commitment.

LOCATION DESCRIPTION

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SITE DESCRIPTION

The property is comprised of 2.066 Acres offering a total of 90,000 SF of prime development land near downtown Billings for retail, office, medical, and many other uses. The owner is prepared to construct a facility and parking to tenant specifications. All off-sites are complete.

POWER DESCRIPTION

NWE

GAS DESCRIPTION

MDU



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OF ACRES | 2.066

TOTAL LOT SIZE | 90,000 SF

BEST USE | Office, Retail, Medical or Industrial



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	90,000 SF Site Comprised of 24 City Lots	1617 1st Ave N		Office	90,000 SF	N/A	Billings East Urban Renewal District

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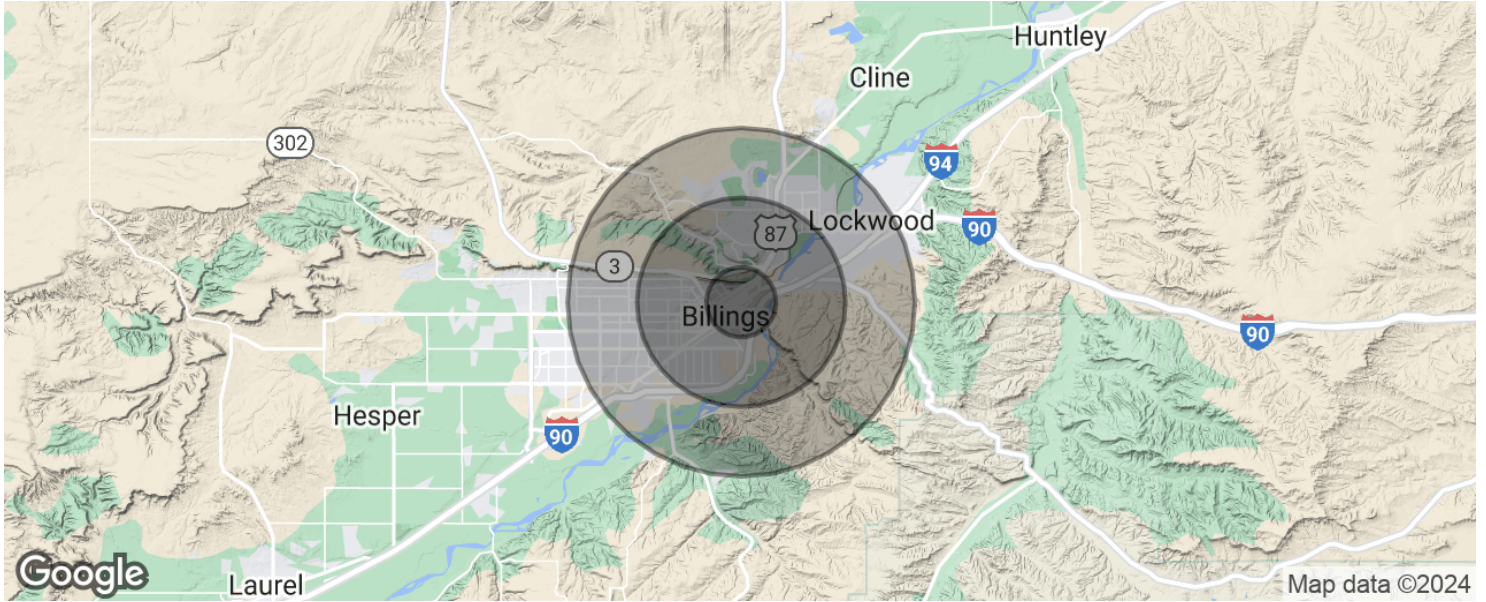


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,171	51,098	93,643
Median age	35.5	35.0	35.3
Median age (Male)	35.7	34.0	33.7
Median age (Female)	34.1	36.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,705	21,569	39,369
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,305	\$49,919	\$53,184
Average house value	\$130,062	\$148,289	\$157,430

* Demographic data derived from 2020 ACS - US Census

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FOR SALE



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 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 trade, civic, and community organizations.

Coldwell Banker Commercial Advisory Counsel

CCIM Designee

Big Sky Economic Development Authority Board Member

Billings Library Foundation: Treasurer/Finance Chair

Member Downtown Rotary: Member

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