

SALE

410 COLORADO AVENUE

Laurel, MT 59044



PROPERTY GOING TO AUCTION AT CREXI.COM

George Warmer, SIOR, CCIM

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SALE

410 COLORADO AVENUE

Laurel, MT 59044



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

410 Colorado Avenue is located in the heart of Laurel, MT and is the perfect multifamily or residential condo redevelopment project.

A buyer has the opportunity to purchase land and building "shell" for significantly less than what new construction costs today.

The City of Laurel is rapidly growing and currently has a shortage of apartment rentals or condos.

OFFERING SUMMARY

Lot Size:	90,000 SF
Building Size:	59,040 SF

PROPERTY HIGHLIGHTS

- Property Going to Auction July 13th!!!
- Starting Bid at \$75,000
- SEE AUCTION HERE:
<https://www.crexi.com/properties/2514098/montana-former-laurel-public-school>
- Previously Occupied by the Laurel Public Schools
- 2 Buildings Totaling 59,050 SF
- Main Building (previously a school) is 50,454 SF
- Auditorium is 7,900 SF
- 90,000 SF Lot
- Zoned Residential Multi-Family
- Built in 1910
- Ideal Multifamily Redevelopment Opportunity or School

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EXTERIOR PHOTOS

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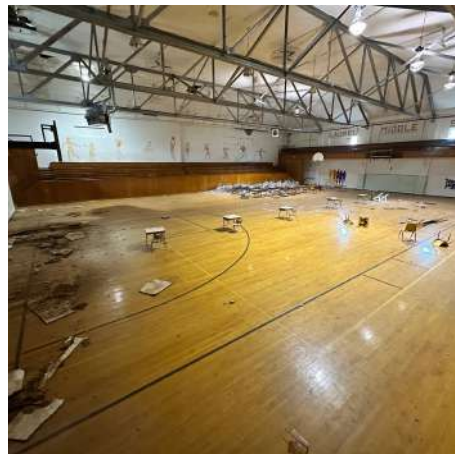
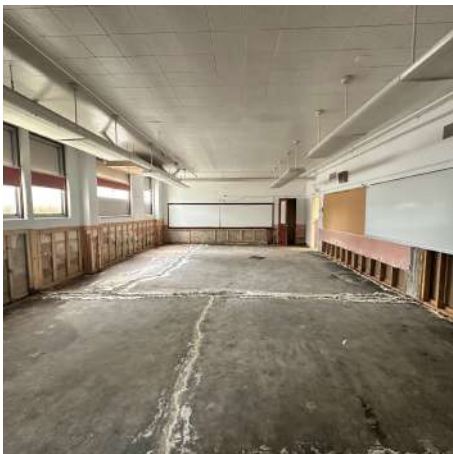


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INTERIOR PHOTOS

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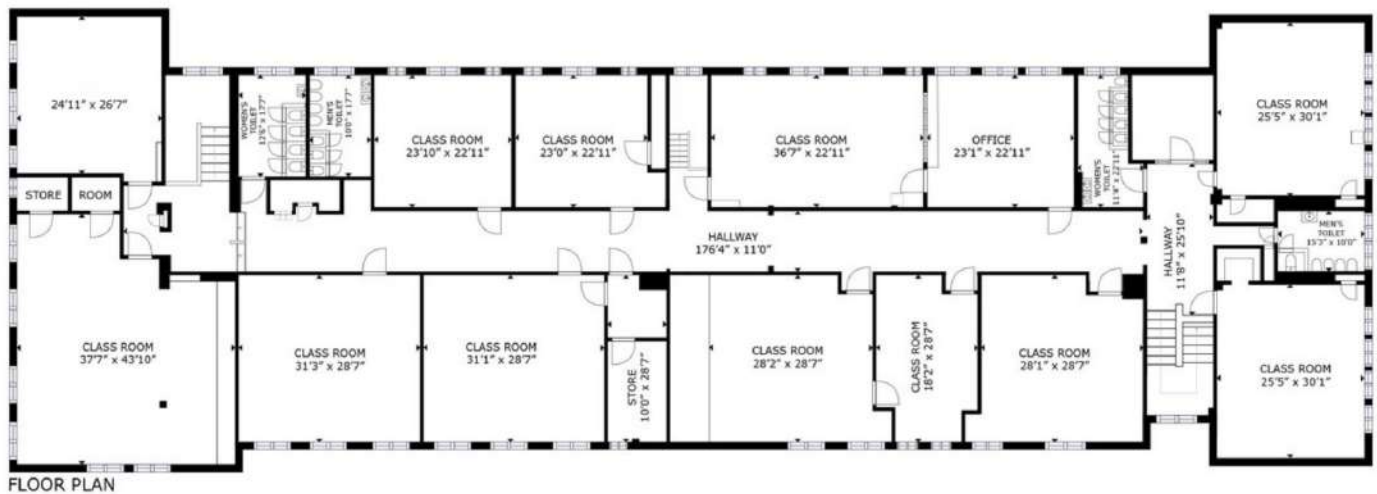
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FIRST FLOOR



SECOND FLOOR

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**COLDWELL BANKER
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MAP

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410 COLORADO AVENUE

Laurel, MT 59044



GEORGE WARMER, SIOR, CCIM

Principal | Broker

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Direct: (406) 855-8946 | Cell: (406) 855-8946

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & 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

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR

Member: CCIM

Board Member: Metra Park

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Active Member of West End Rotary

Recognition: CBC Halter Case Award 2024

Recognition: Top 2% Producer, Platinum Circle of Distinction

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Billings, MT 59102

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NATHAN MATELICH, SIOR, CCIM

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MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan Matelich is a partner with Coldwell Banker Commercial CBS and a top-producing commercial real estate broker specializing in retail, office, industrial, and multifamily properties. Since joining the firm in 2015, he has completed more than \$250 million in commercial real estate transactions across Montana.

Nathan became a partner in 2018 and has consistently been recognized for his production, earning the Bronze Circle of Distinction (2019, 2020), the first Platinum Circle of Distinction in Montana (2021), the Gold Circle of Distinction (2022, 2023, 2025), and the Silver Circle of Distinction (2024).

In 2022, Nathan earned the prestigious CCIM designation, the commercial real estate industry's gold standard for investment analysis. In 2026, he achieved the SIOR designation, a global recognition awarded to top-performing brokers who demonstrate exceptional production, ethics, and expertise.

Notable transactions include:

- \$10 million retail/mall sale
- \$8 million and \$4 million self-storage sales
- \$7 million, 500 acre college campus sale
- \$5 million business sale (no real estate included)
- Development land sales ranging from \$350,000 – \$7 million
- Multiple financial institution sales for \$4 million +
- Ongoing multifamily sales from \$300,000 – \$2 million
- Valuation services for nine regional financial institutions

Nathan is also an active real estate investor and the author of the best-selling book *Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market*.

For Nathan, real estate isn't just a profession — it's what he was built to do.

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