

SALE

2675 KING AVE W

Billings, MT 59102



SALE PRICE

\$2,390,000

George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com

David Mitchell, SIOR/CCIM

O: 801 860 4299 | C: 406 794 3404

d@cbcmontana.com

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OFFERING SUMMARY

Sale Price:	\$2,390,000
Building Size:	5,267 SF
Lot Size:	81,420 SF
Price / SF:	\$453.77
Year Built:	1998
Zoning:	CI

PROPERTY OVERVIEW

Prime King Ave W Frontage
5,267 SF Building
81,845 SF Lot

PROPERTY HIGHLIGHTS

- Four Drive Through Lanes
- Includes Large Parking Lot With Mature Landscaping
- Located Within a Lifestyle Center That Includes Walmart & Lowes

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PHOTOS

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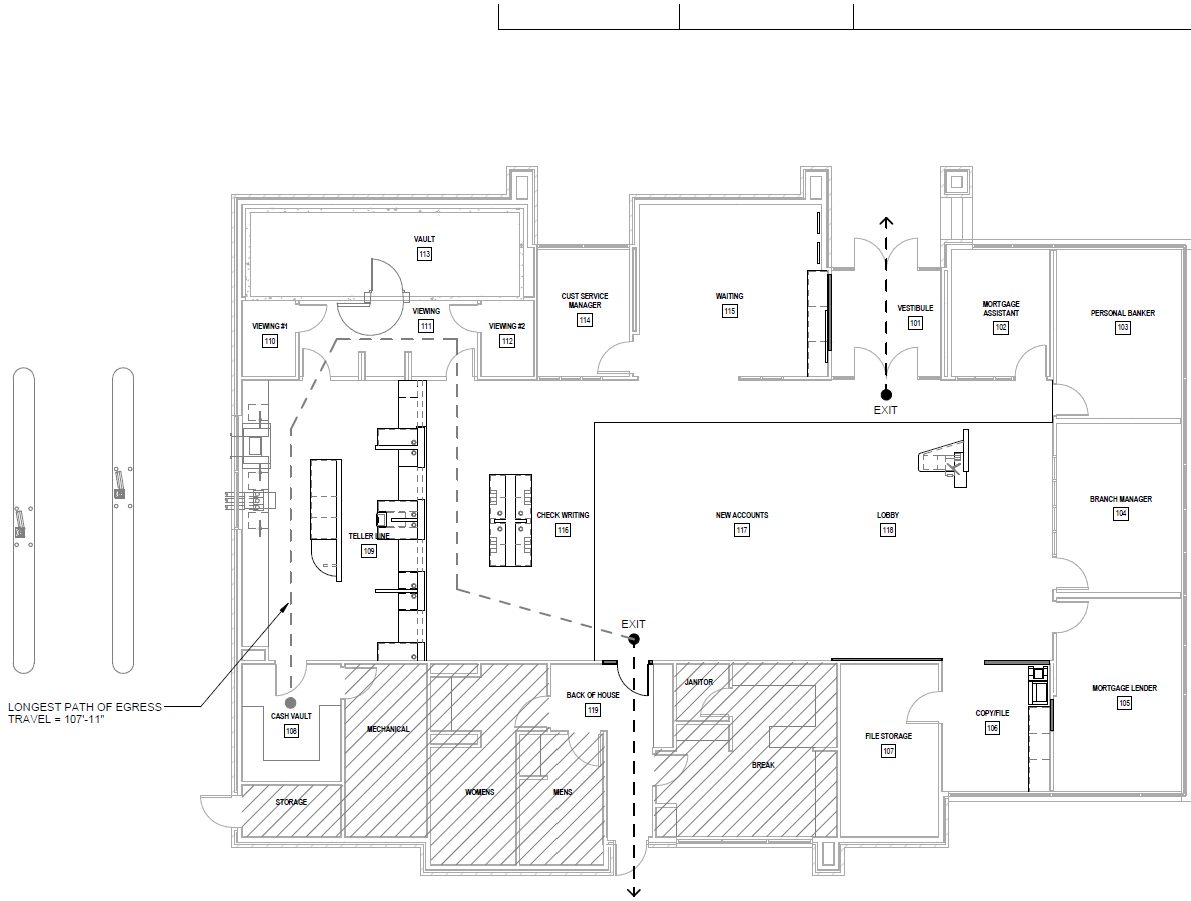


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FLOOR PLAN

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MAP

2675 KING AVE W

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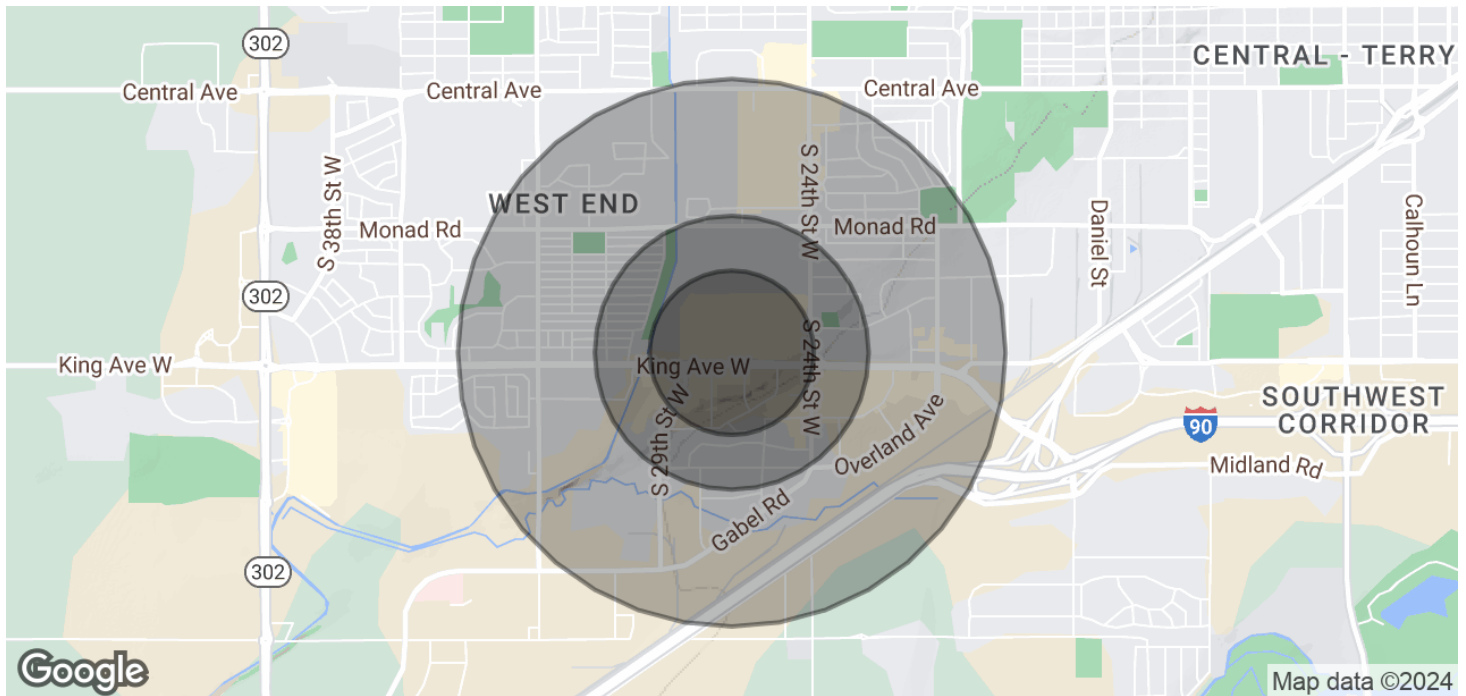


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DEMOGRAPHICS

2675 KING AVE W

Billings, MT 59102



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	137	1,370	6,767
Average Age	42	42	42
Average Age (Male)	39	40	40
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	635	3,055
# of Persons per HH	2	2.2	2.2
Average HH Income	\$53,099	\$61,487	\$76,637
Average House Value	\$154,541	\$224,973	\$312,240

Demographics data derived from AlphaMap

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2675 KING AVE W

Billings, MT 59102



GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

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 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

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. Board Member: Big Sky Economic Development Association Board Member: City of Billings Board of Adjustments Member: CCIM & Billings Downtown Rotary

RECENT TRANSACTIONS

- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Sale: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com

David Mitchell, SIOR/CCIM

O: 801 860 4299 | C: 406 794 3404

d@cbcmontana.com



COLDWELL BANKER
COMMERCIAL

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

d@cbcmontana.com

Direct: **801.860.4299** | Cell: **406.794.3404**

MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT for 2018, 2019, and 2020.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

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