

SALE

410 COLORADO AVENUE

Laurel, MT 59044



SALE PRICE REDUCED **\$499,000**

George Warmer, SIOR, CCIM
(406) 855-8946
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Nathan Matelich, CCIM
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410 COLORADO AVENUE

Laurel, MT 59044



PROPERTY DESCRIPTION

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

Listed at \$8.45 PSF, 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

Sale Price:	\$499,000
Lot Size:	90,000 SF
Building Size:	59,040 SF

PROPERTY HIGHLIGHTS

- Previously Occupied by the Laurel Public Schools
- PRICE REDUCED \$499,000 (\$8.45 PSF)
- 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

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EXTERIOR PHOTOS

410 COLORADO AVENUE

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INTERIOR PHOTOS

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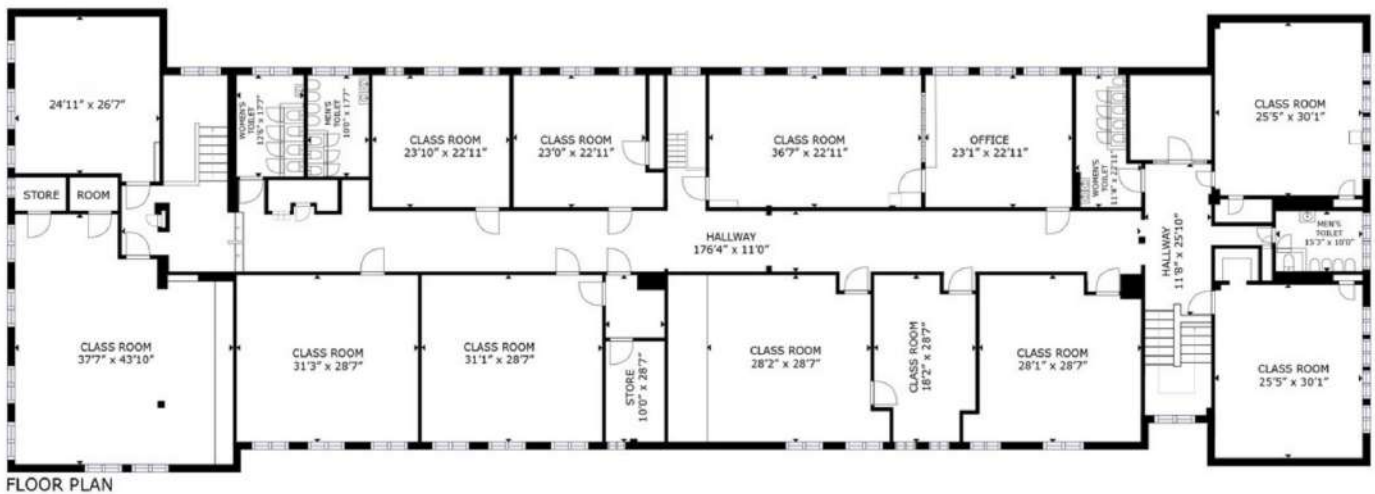
FLOOR PLANS

410 COLORADO AVENUE

Laurel, MT 59044



FIRST FLOOR



SECOND FLOOR

George Warmer, SIOR, CCIM
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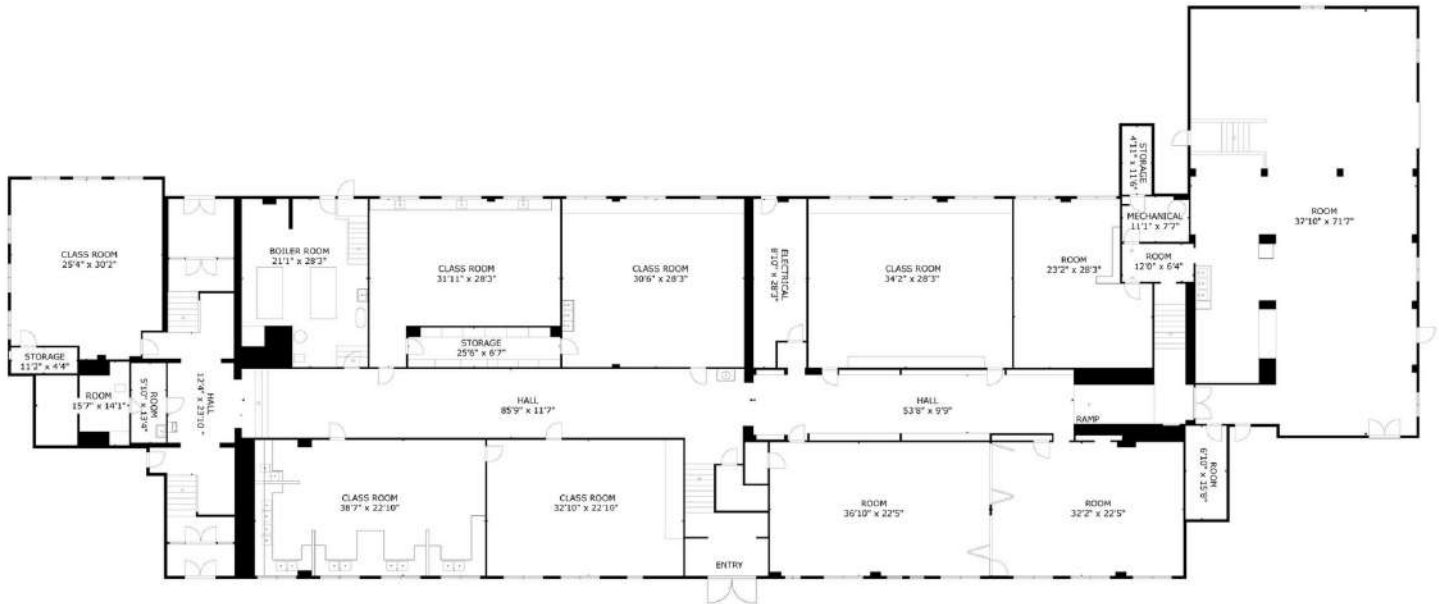


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FLOOR PLAN

410 COLORADO AVENUE

Laurel, MT 59044



BASEMENT

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GEORGE WARMER, SIOR, CCIM

Principal Broker

george@cbcmontana.com

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 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

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of West End Rotary

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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NATHAN MATELICH, CCIM

Broker/Owner/CCIM

nathan@cbcmontana.com

Direct: (406) 781-6889 | Cell: (406) 781-6889

MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a bachelor's degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 5 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. Nathan became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020, the Platinum Circle of Distinction in 2021 and the Gold Circle of Distinction in both 2022 & 2023, selling over \$50 million of commercial real estate. In 2022, Nathan earned his CCIM designation which is the equivalent of a Masters in Commercial Real Estate and remains the gold standard for commercial real estate professionals. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

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Besides being passionate about Real Estate, Nathan is also passionate about helping others succeed. He wrote and published a book sharing his secret to success - "Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market".

Nathan prides himself at being an expert at listing retail, office, industrial and multi-family properties and selling them faster and at a higher sales price. Because Nathan does what he loves, he feels like he will never have to "work" another day in his life.

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