

SALE / LEASE

1125 MAGGIE LANE

Billings, MT 59101



SALE PRICE \$1,625,000
LEASE RATE \$8.50 SF/yr

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George Warmer, SIOR, CCIM
(406) 855-8946

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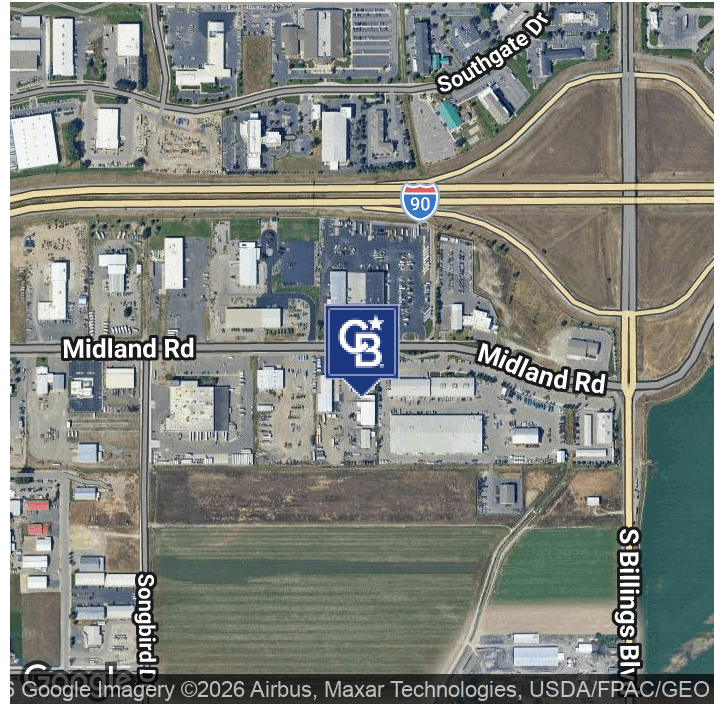


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VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$1,625,000
Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	3,400, 3,400, & 6,820 SF
Lot Sizes:	28,052 SF
Building Size:	13,682 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
Total Population	1,841	98,029	151,817
Average HH Income	\$47,038	\$54,327	\$59,889

PROPERTY DESCRIPTION

13,682 SF Shop Building comprised of 3 Units located on a 28,052 SF Tract

Shop 1 6,820 SF (Available For Lease)

Shop 2 3,410 SF (Available For Lease)

Shop 3 3,410 SF (Leased)

.91 acre tract of land across the road may be purchased separately.

PROPERTY HIGHLIGHTS

- Includes Fenced Yard Space
- 14' Overhead door
- Restroom
- Off Street Parking
- Easy access to the Interstate
- Additional .91 Acre Fenced Yard (Available For Lease)

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PHOTOS

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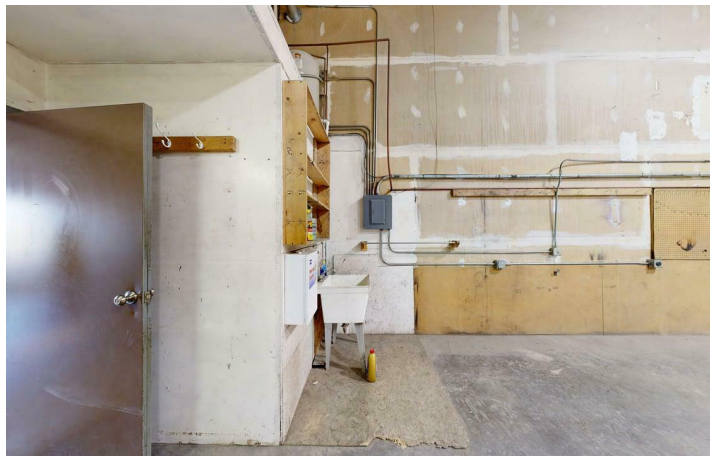
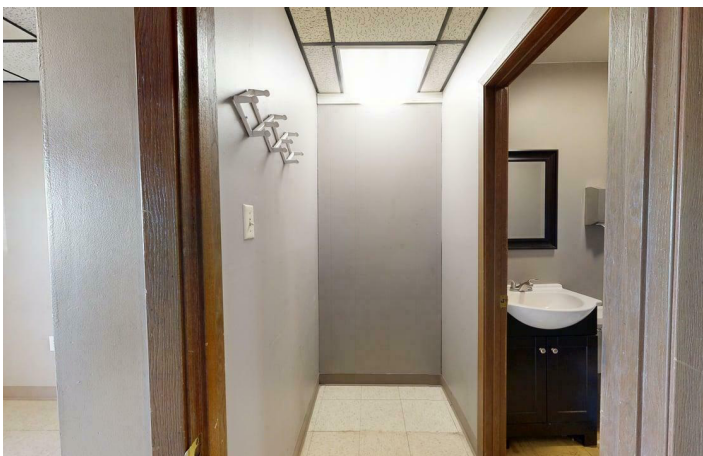
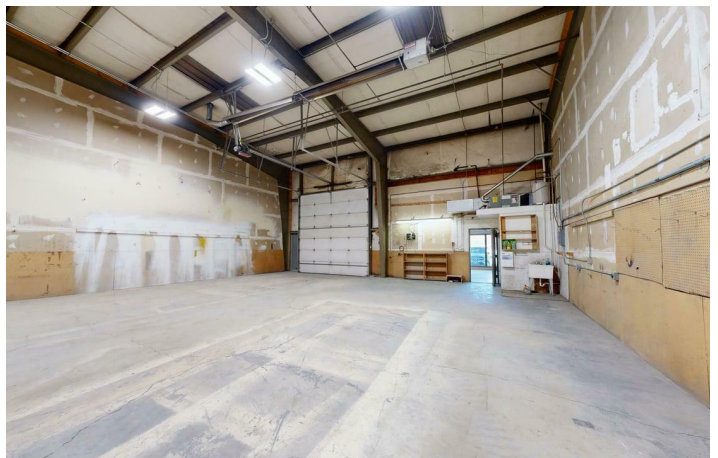
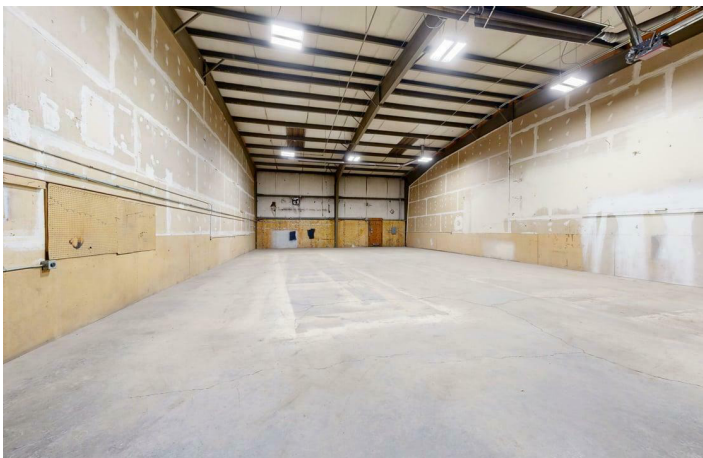


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INTERIOR PHOTOS

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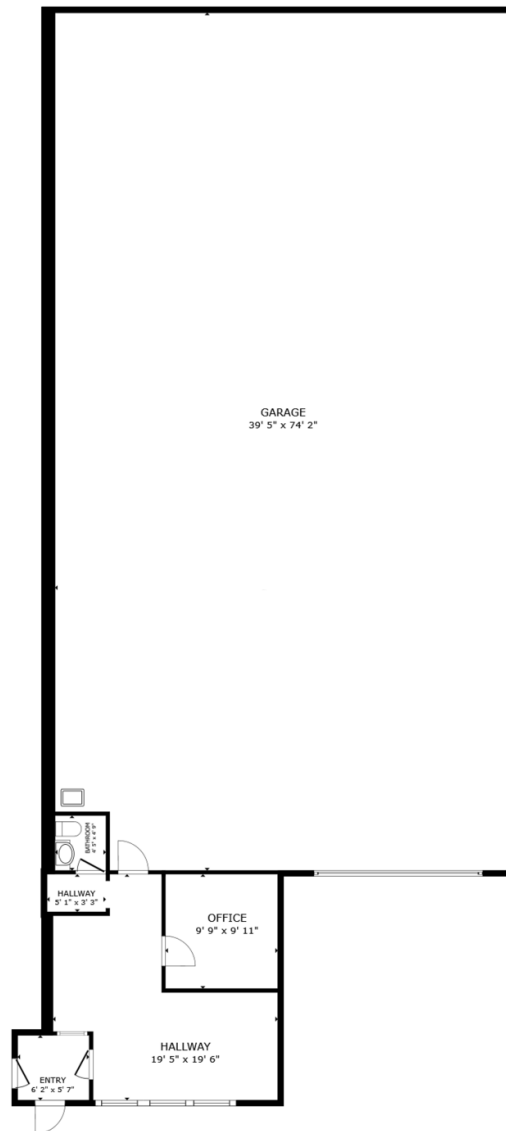


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FLOOR PLAN, UNITS 2 & 3

1125 MAGGIE LANE

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 429 sq.ft.
EXCLUDED AREAS : GARAGE 2,902 sq.ft.
TOTAL : 429 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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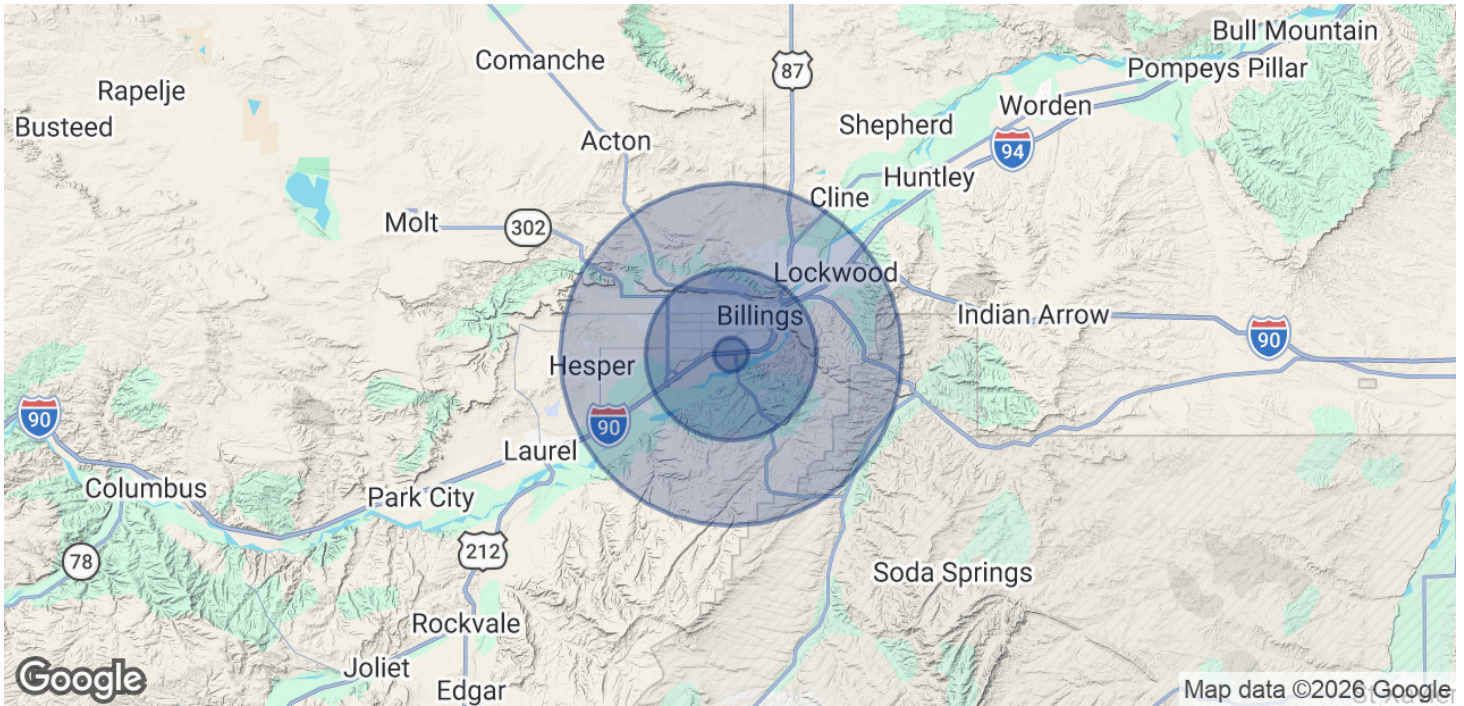


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DEMOGRAPHICS

1125 MAGGIE LANE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,841	98,029	151,817
Average Age	36.1	37.1	37.6
Average Age (Male)	32.4	35.6	35.9
Average Age (Female)	40	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,038	\$54,327	\$59,889
Average House Value	\$125,426	\$173,531	\$191,571

2020 American Community Survey (ACS)

George Warmer, SIOR, CCIM
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George Warmer, SIOR, CCIM

Principal Broker

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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

- 2024 Halter Case Award Recipient
- Top 2% Producer, Platinum Circle of Distinction

2025 Transactions of Note

<p>Loves TRUCKING, LAUREL MT LAND GAS STATION DEVELOPMENT</p>	<p>5509 KING AVE E INDUSTRIAL 14,500 SF SHOP SPACE</p>	<p>5907 BLUFF LANE INDUSTRIAL 9,443 SF SHOP SPACE</p>	<p>2815 S 48TH ST INDUSTRIAL STORAGE UNITS</p>	<p>1617 1ST AVE N LAND 2 ACRE DEVELOPMENT SITE</p>
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