

SALE

WEIL STREET LOTS

Billings, MT 59101



SALE PRICE

\$7.50 / SF



CLICK TO VIEW VIDEO

George Warmer, SIOR, CCIM

(406) 855-8946

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PROPERTY DESCRIPTION

Lot 5 – 42,427 SF (.974 Acres)

Lot 6 - 42,209 SF (.969 Acres)

- Available for individual sale or together

List Price \$635,000 (\$7.50 PSF)

PROPERTY HIGHLIGHTS

- Adjacent to city services
- Zoned highway commercial
- Available for individual sale or together
- City services available

OFFERING SUMMARY

Sale Price: \$7.50 / SF

Lot Size: 1.943 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	669	1,388
Total Population	338	1,629	3,291
Average HH Income	\$85,434	\$85,432	\$83,439

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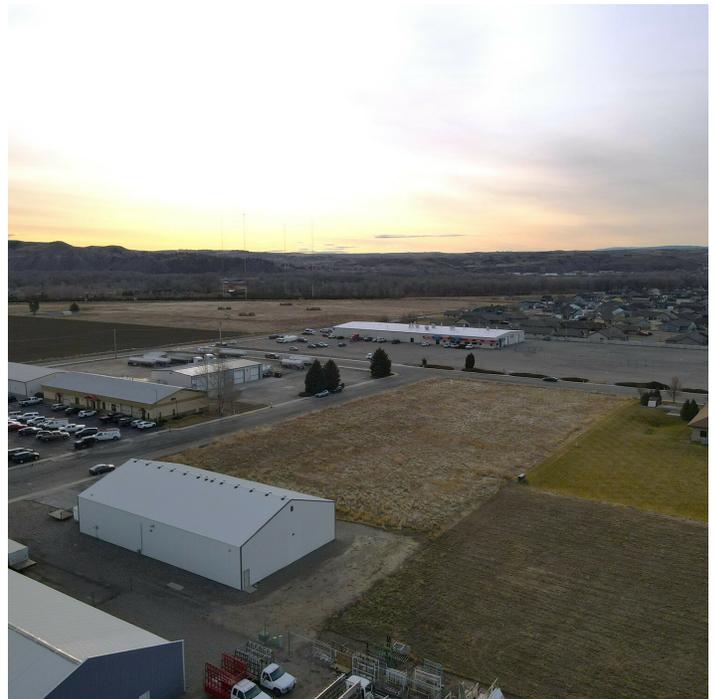


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PHOTOS

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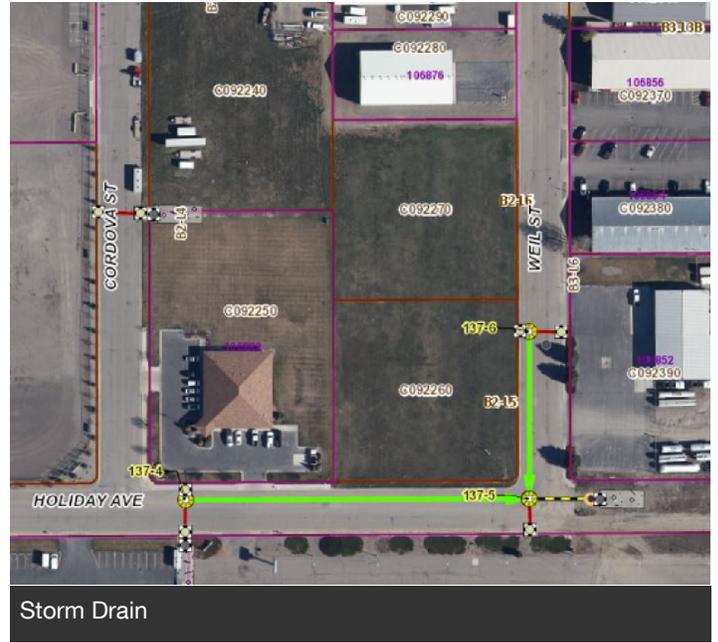


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UTILITIES

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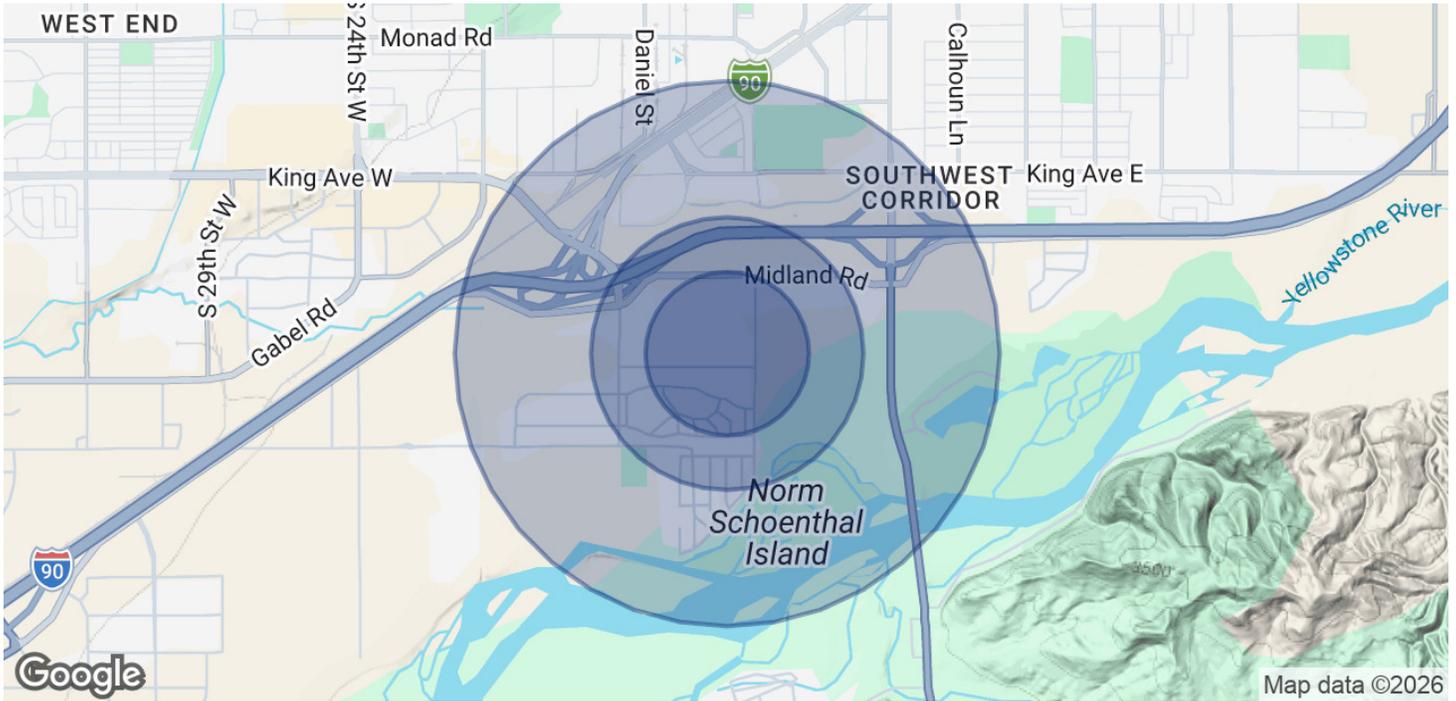


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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	1,629	3,291
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	669	1,388
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,434	\$85,432	\$83,439
Average House Value	\$367,267	\$367,359	\$382,685

Demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

Principal Broker

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MT #FRE-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

RECOGNITION

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

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
+/- 66 Acres
66 ACRE LAND DEVELOPMENT

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