

# SALE / LEASE

**1125 MAGGIE LANE**

Billings, MT 59101



**SALE PRICE**            \$1,625,000  
**LEASE RATE**            \$10.00 SF/yr

 [CLICK TO VIEW VIDEO](#)

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

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VIDEO

360° VIRTUAL TOUR

## PROPERTY DESCRIPTION

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

Shop 1 6,820 SF (Leased)

Shop 2 3,410 SF (Leased)

Shop 3 3,410 SF (Leased)

ALSO Includes .91 acre tract of land across the road

## PROPERTY HIGHLIGHTS

- \$10.00 PSF NNN
- Includes Fenced Yard Space
- 14' Overhead door
- Restroom
- Off Street Parking
- Easy access to the Interstate

## OFFERING SUMMARY

Sale Price:	\$1,625,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	3,400 SF
Lot Sizes:	28,052 SF & 39,640 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

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# PHOTOS

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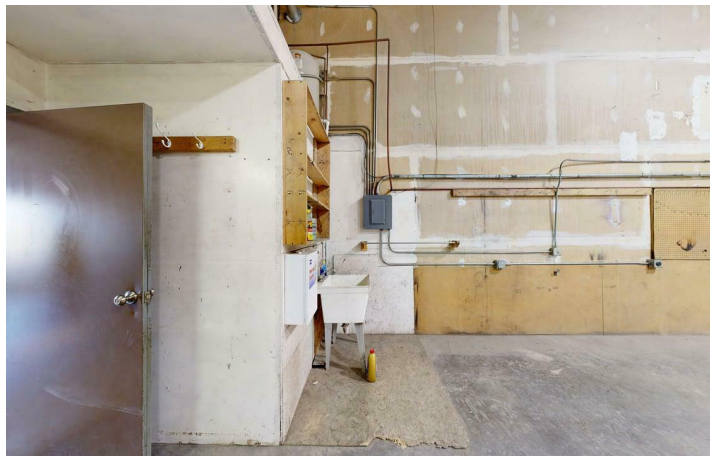
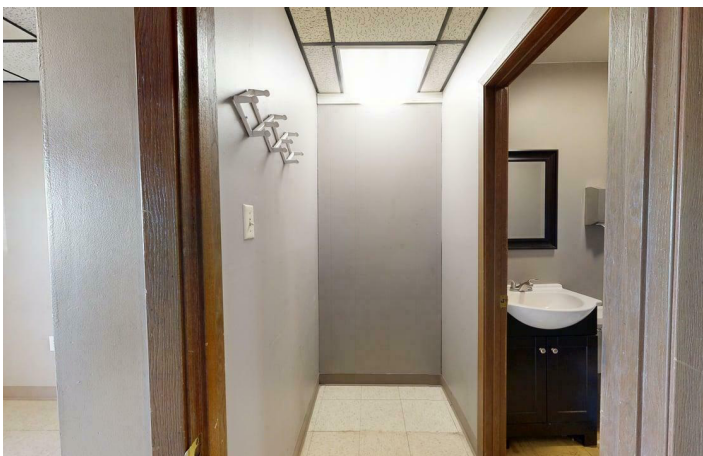
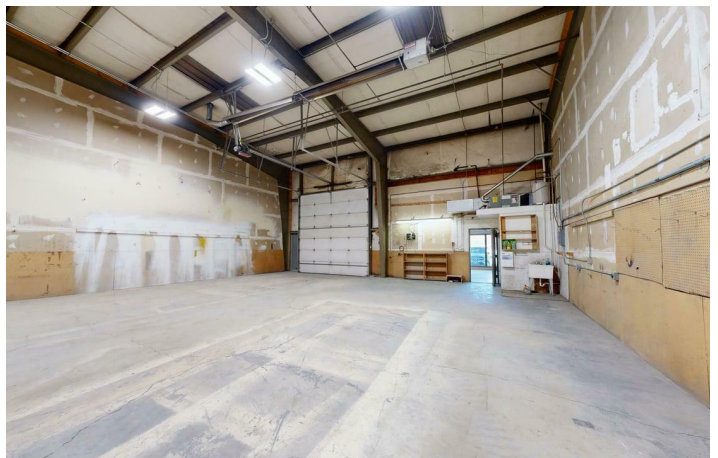
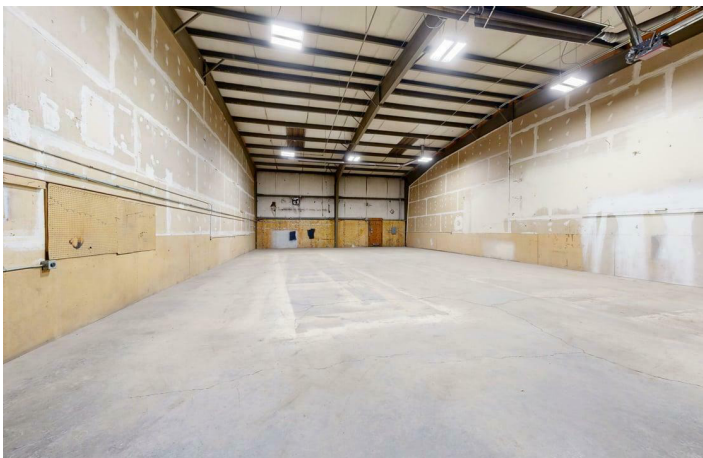


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# INTERIOR PHOTOS

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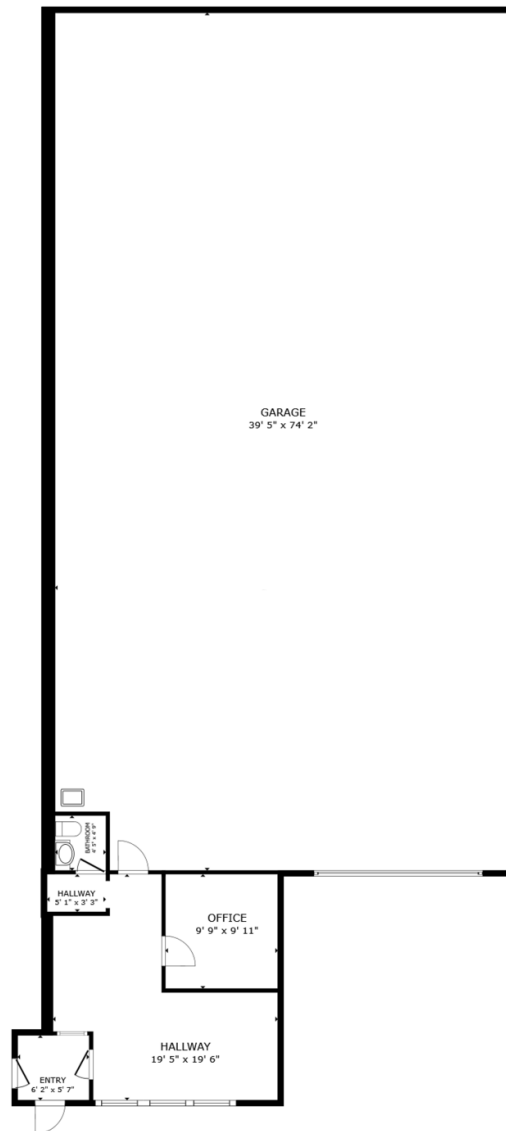


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# LEASE FLOOR PLAN

1125 MAGGIE LANE

Billings, MT 59101



## 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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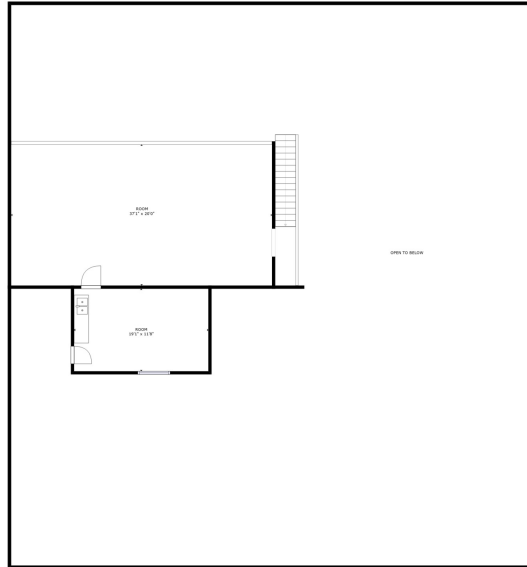


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# SALE FLOOR PLAN

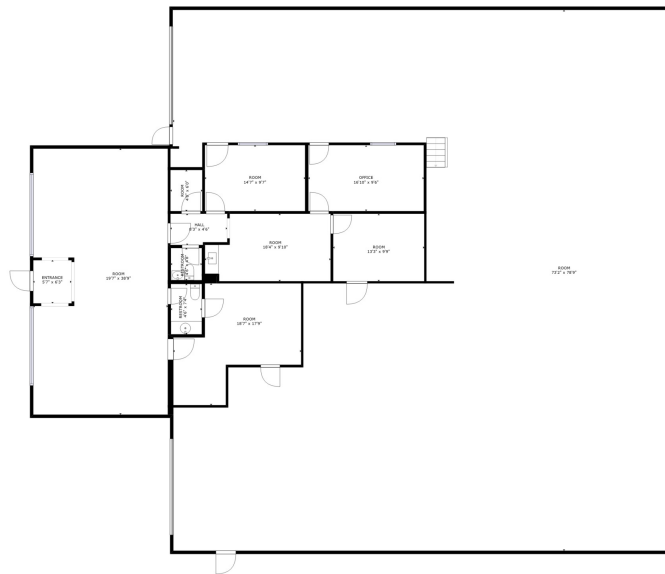
1125 MAGGIE LANE

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FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 6545 sq. ft., FLOOR 2: 1101 sq. ft.  
TOTAL: 7647 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 6545 sq. ft., FLOOR 2: 1101 sq. ft.  
TOTAL: 7647 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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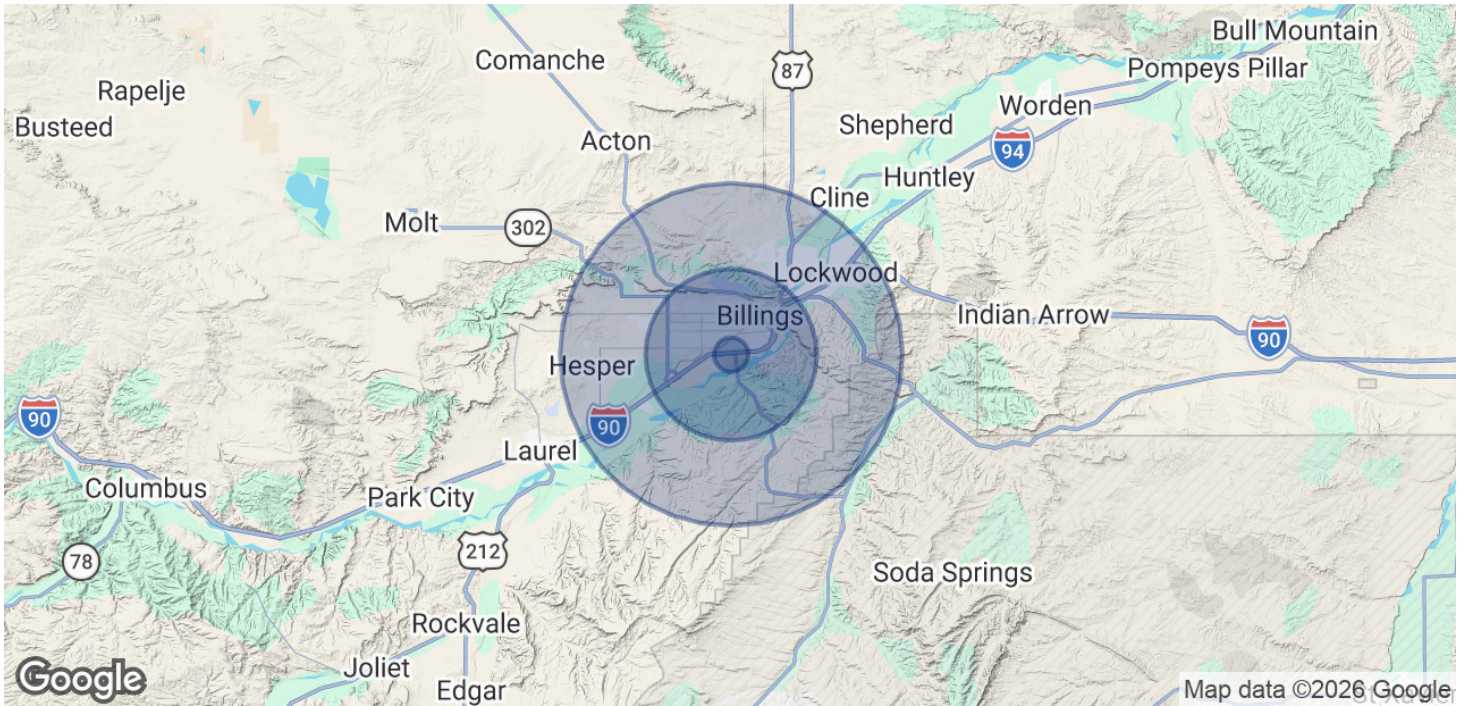


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# DEMOGRAPHICS

1125 MAGGIE LANE

Billings, MT 59101



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)

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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

### 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 ACRE LAND DEVELOPMENT

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