

Sale

3220 Pureview Ln Unit B1

Billings, MT 59106



SALE PRICE

\$550,000

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

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Sale

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PROPERTY DESCRIPTION

Unit B1 Available

Live/work condo unit
Built in 2023
Offered at \$550,000
Zoned Light Industrial per the CC&Rs

Size: 3,000 SF total
Shop / Warehouse (1,500 SF)
Living Space (1,500 SF, finished)

Open concept layout
2 bedrooms, each with a walk-in closet
1 full bathroom with a tub, plus 1 bathroom with a utility sink
Full kitchen with high-end stainless appliances and under-counter lighting
Large pantry
Upgraded flooring and finishes throughout

PROPERTY HIGHLIGHTS

- Radiant heat tube
- Sealed concrete epoxied shop floor
- Two 14' x 14' overhead doors, set up for pull-through
- Suited to business or hobby use
- Shared private storage yard with a gate
- Monthly HOA: \$355
- 2025 Property Taxes: \$2,207.11

OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	1
Lot Size:	2,465 SF
Building Size:	3,000 SF

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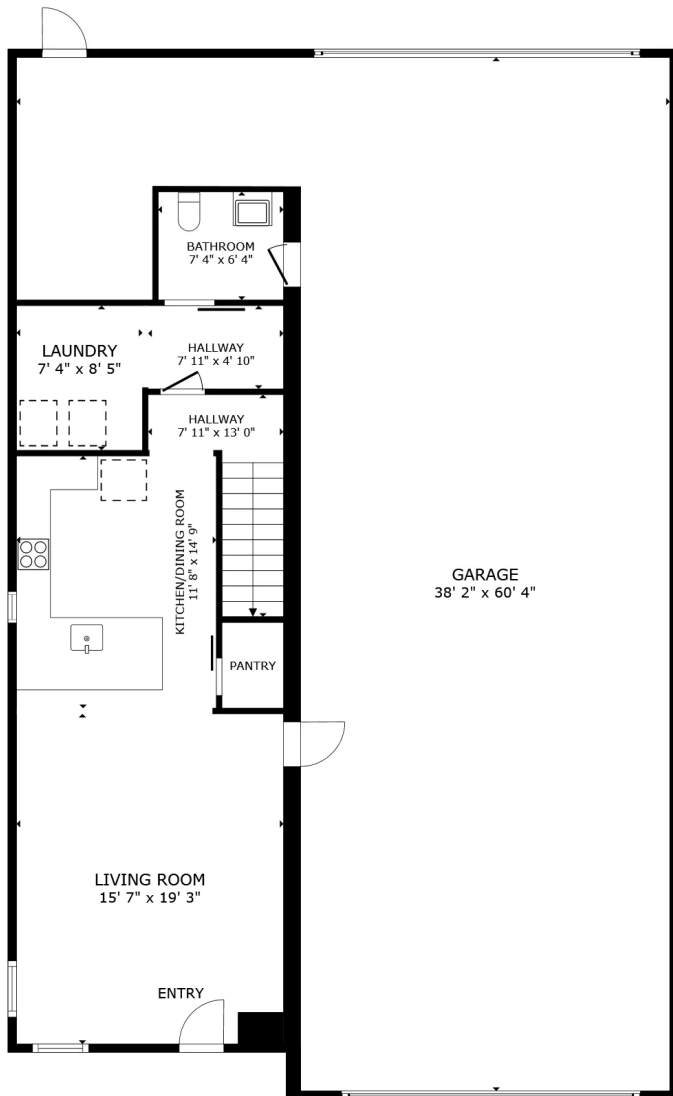


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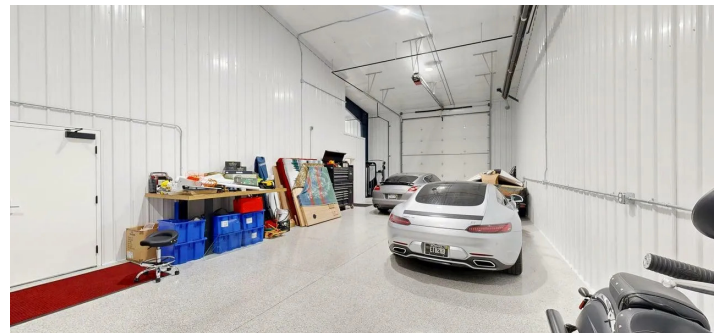
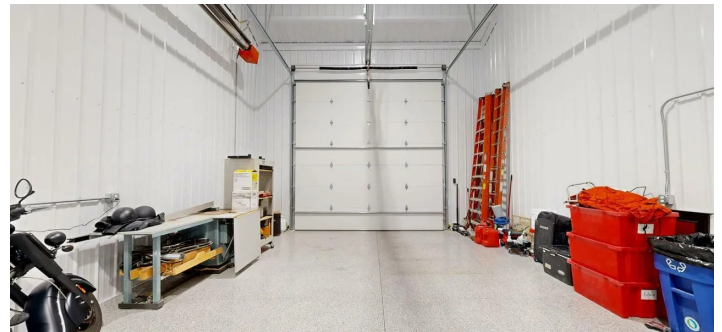
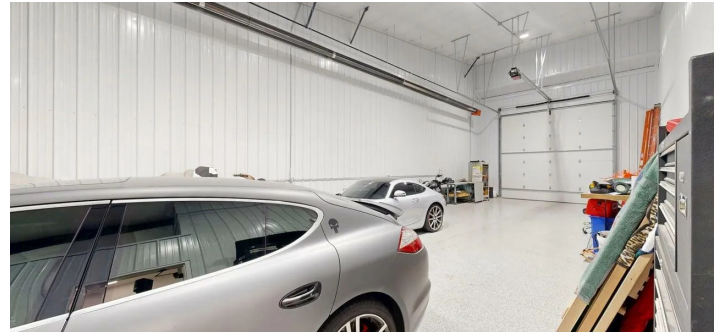
First Floor

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FLOOR 1



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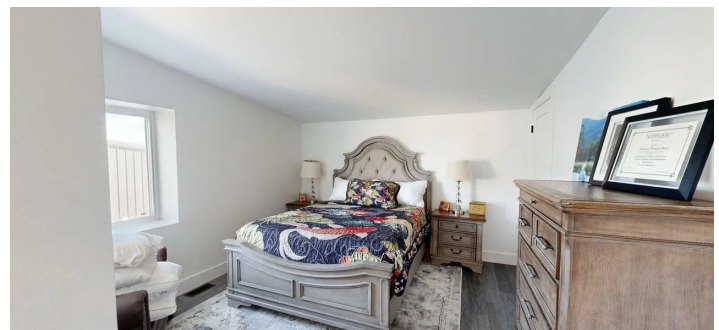
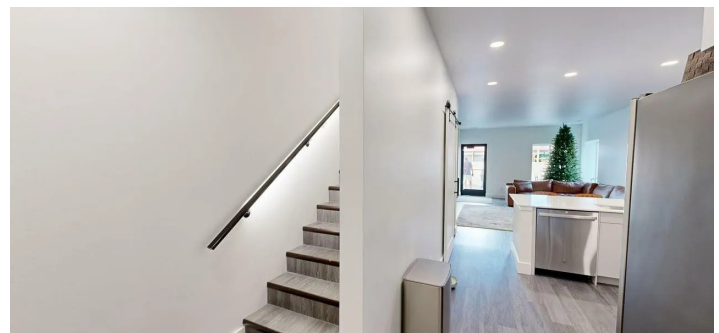
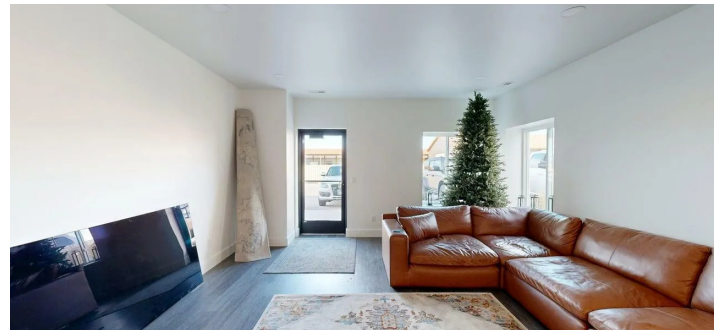
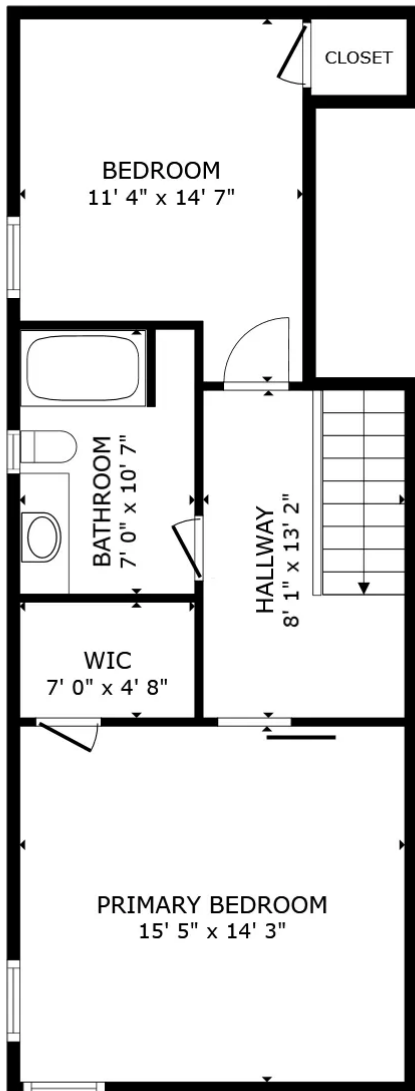


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Second Floor

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Map

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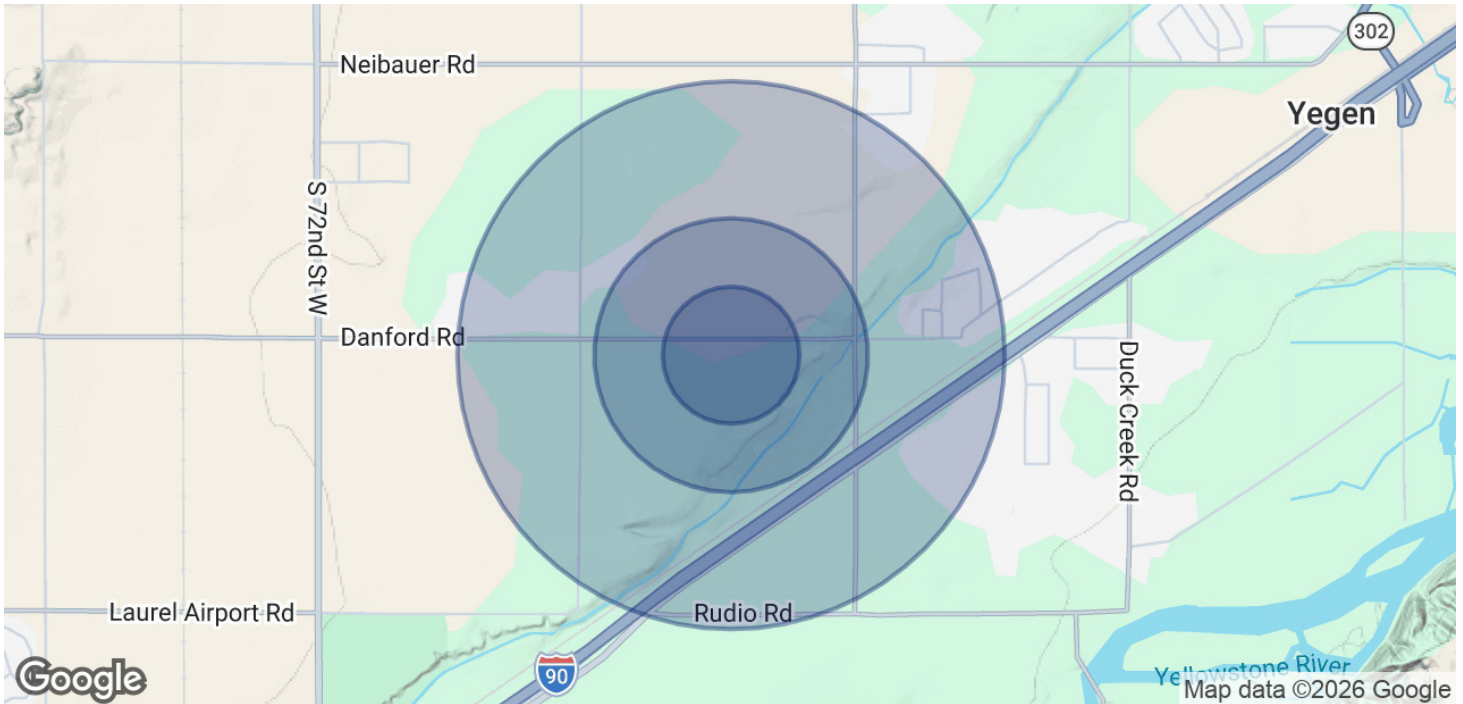


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Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	73	293	921
Average Age	35	34.8	35.1
Average Age (Male)	34.8	34.6	35.3
Average Age (Female)	37.3	37.1	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	96	321
# of Persons per HH	3	3.1	2.9
Average HH Income	\$211,402	\$211,402	\$187,233
Average House Value	\$479,198	\$463,401	\$539,128

2023 American Community Survey (ACS)

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Broker Bio

3220 Pureview Ln, Unit B1

Billings, MT 59106



George Warmer, SIOR, CCIM

Principal Broker

george@cbcmontana.com

Office: (406) 656-2001 | 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 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.

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

EDUCATION

BA - University of Southern California

MBA - University of Denver

2025 Transactions of Note

Sold!

LOVES TRUCKING, LAUREL MT LAND
GAS STATION DEVELOPMENT

34.239 ACRES

Sold!

5509 KING AVE E
INDUSTRIAL

14,500 SF SHOP SPACE

Sold!

5907 BLUFF LANE
INDUSTRIAL

9,443 SF SHOP SPACE

Sold!

2815 S 48TH ST
INDUSTRIAL

STORAGE UNITS

Sold!

1617 1ST AVE N
LAND

90,000 SF AVAILABLE FOR SALE!
2 ACRE DEVELOPMENT SITE

CBS

3135 Meadow View Dr.
Billings, MT 59102

406.656.2001

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