

SALE / LEASE

1321 N 27TH ST

Billings, MT 59101



SALE PRICE \$850,000
LEASE RATE \$18.00 SF/yr

George Warmer, CCIM
(406) 855-8946

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Medical Office Building For Sale & Lease
Prime Location Near Major New Hospital Development

This medical office building offers a rare opportunity to own property near the 750,000 square foot, 14-story Intermountain Health Hospital currently under construction. Ideally positioned with excellent access to the hospital district, airport, and central business district.

Size: 3,549 SF across two levels

Lot Size: 8,221 SF

Zoning: Corridor Mixed Use 1 (CMU-1)

Signage: Includes high-visibility pylon sign for maximum exposure

Location: In the path of major growth, adjacent to new healthcare infrastructure

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,549 SF
Lot Size:	8,221 SF
Building Size:	3,549 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,013	3,920
Total Population	605	2,122	8,124
Average HH Income	\$79,903	\$73,621	\$78,572

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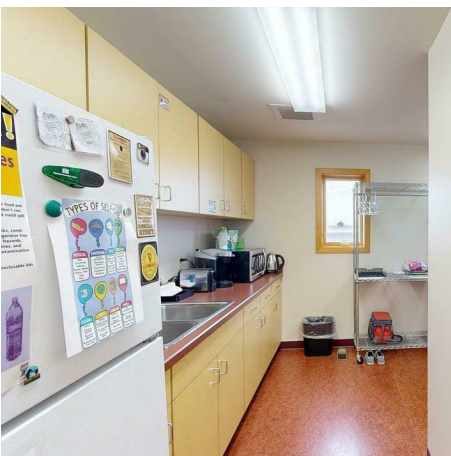
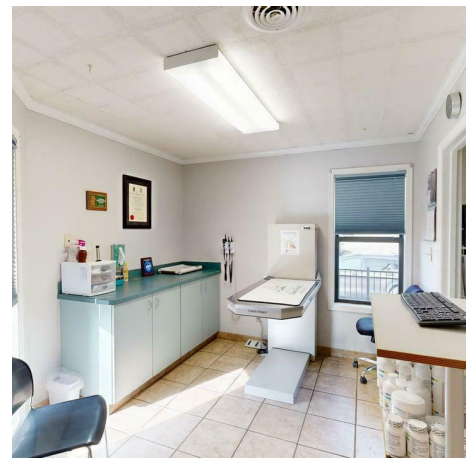
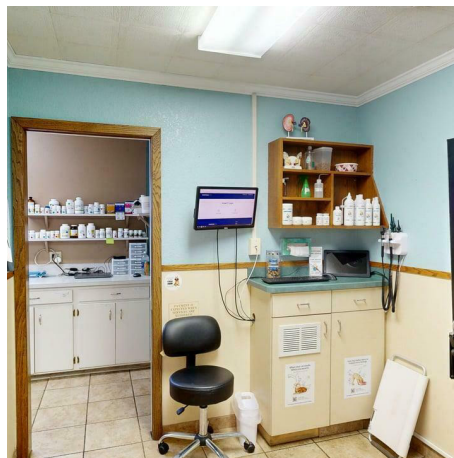
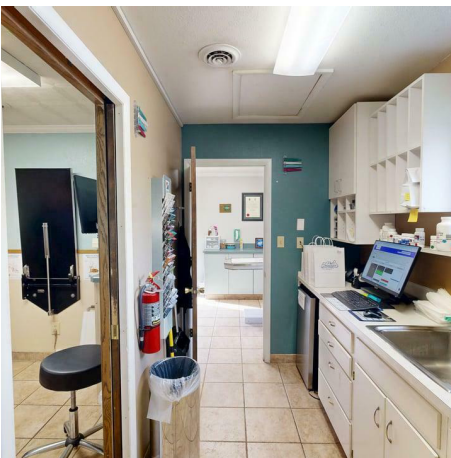
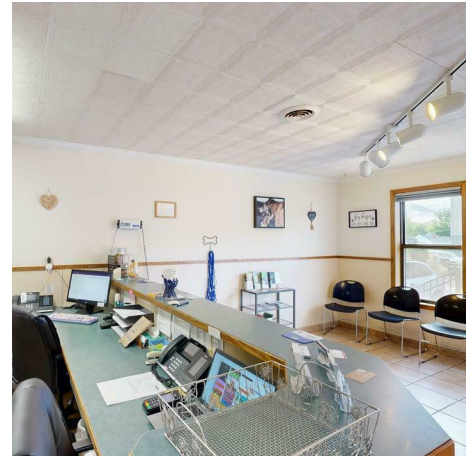
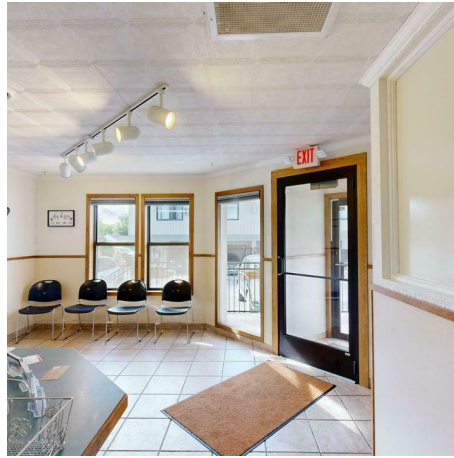


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PHOTOS

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MAP

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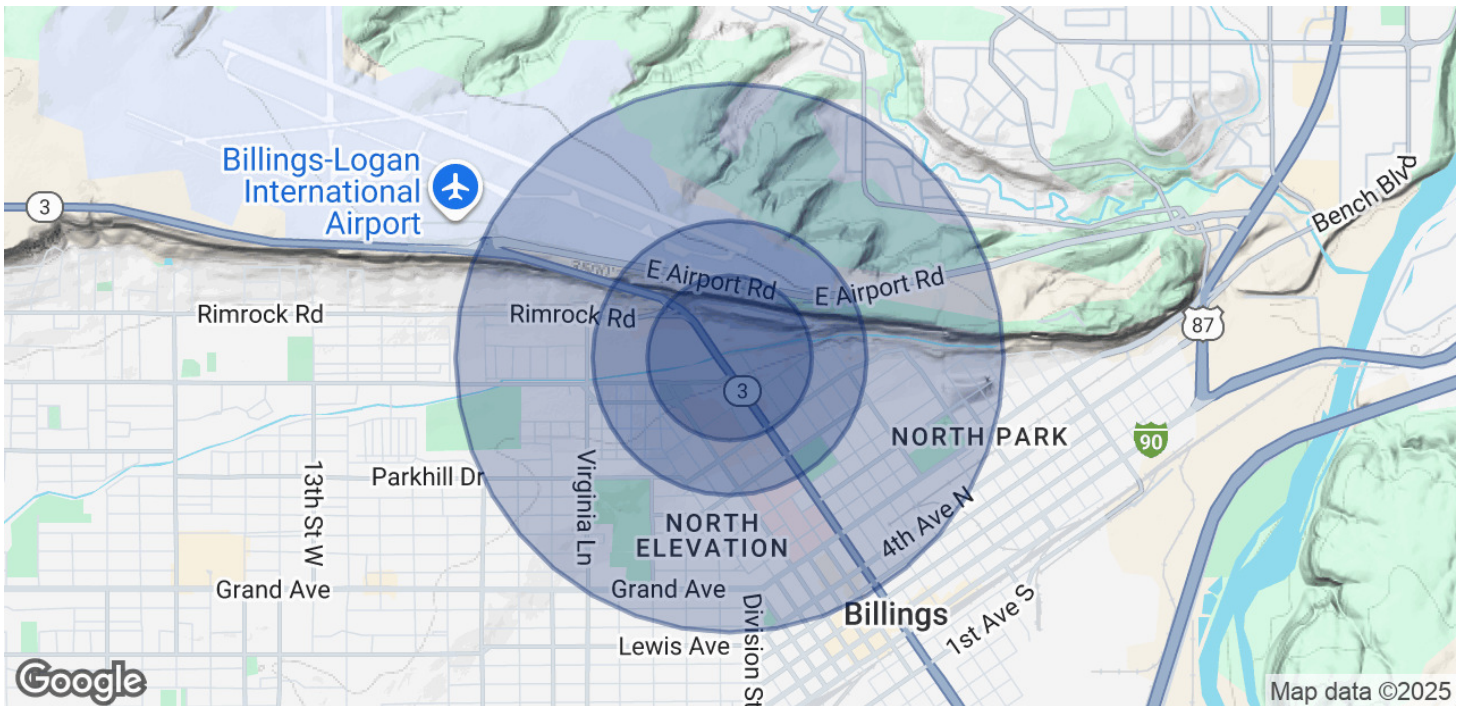


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DEMOGRAPHICS

1321 N 27TH ST

Billings, MT 59101



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	605	2,122	8,124
Average Age	37	39	40
Average Age (Male)	37	38	40
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,013	3,920
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$79,903	\$73,621	\$78,572
Average House Value	\$399,038	\$369,867	\$397,902

Demographics data derived from AlphaMap

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BROKER BIO

1321 N 27TH ST

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



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

CBS

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