

# SALE

**75 27TH ST W**

Billings, MT 59102



|                         |                    |
|-------------------------|--------------------|
| <b>TOTAL SALE PRICE</b> | <b>\$2,350,000</b> |
| <b>REAL ESTATE</b>      | <b>\$1,350,000</b> |
| <b>LIQUOR LICENSE</b>   | <b>\$1,000,000</b> |

**George Warmer, CCIM**

O: (406) 855-8946 | C: (406) 855-8946

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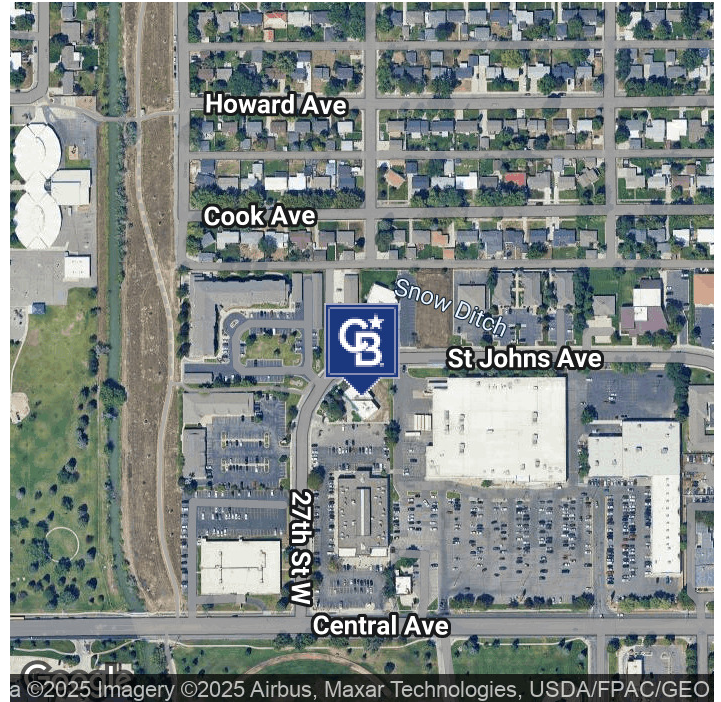


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COMMERCIAL**  
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# SALE

## 75 27TH ST W

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### 360° VIRTUAL TOUR

#### 75 27TH STREET WEST FORMER PEPPERS BAR & CASINO

A rare opportunity to acquire a turnkey bar, restaurant, and casino property in the heart of Billings' highly desirable West End corridor. The former Peppers Bar & Casino is located near the high traffic corridor of Central Ave.

This property is ideal for operators or investors seeking a premier bar-restaurant-casino property with both real estate and an all-beverage liquor license in place.

Whether reopening as a bar-restaurant-casino venue or reimagining the property for a new concept, 75 27th Street West offers one of the most sought-after commercial opportunities in Billings' growing West End.

In Excellent condition – fully equipped bar, restaurant, and casino areas (gaming machines not included)

#### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$2,350,000 |
| Number of Units: | 1           |
| Lot Size:        | 30,147 SF   |
| Building Size:   | 6,354 SF    |

#### PROPERTY DETAILS

Real Estate & All-Beverage License For Sale

Offered at:

Real Estate: \$1,350,000

All-Beverage Liquor License: \$1,000,000

Lot Size: 30,202 SF

Building Size: 6,354 SF

Zoning: Corridor Mixed Use 2 (CMU2)

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# HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Mature landscaping
- Ample off-street parking with exceptional visibility along a high-traffic corridor
- Strong curb appeal
- Flexible space configuration
- Immediate potential for occupancy or redevelopment
- Located on the corner of 27th St W and St Johns Ave, near Central. This property is close to multiple large retail centers, including Target, TJ Maxx, and WinCo Foods.



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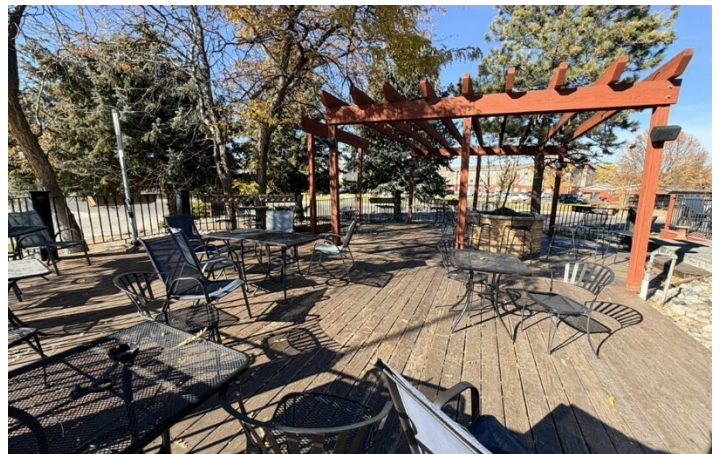


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# EXTERIOR PHOTOS

75 27TH ST W

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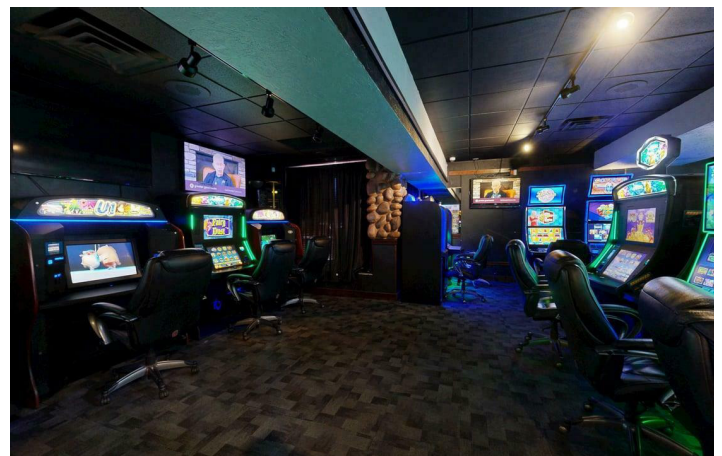
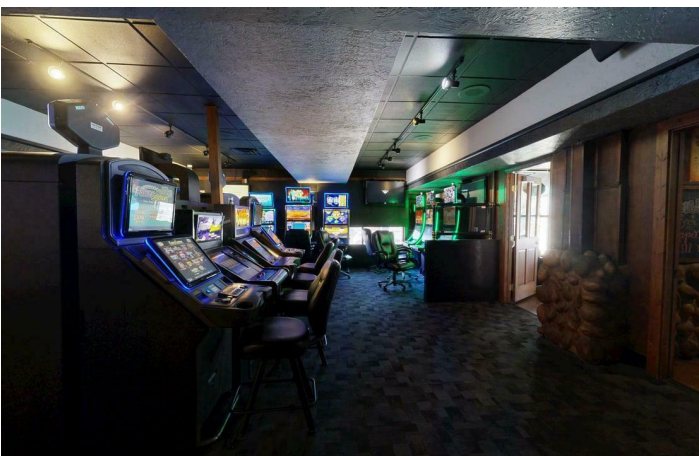
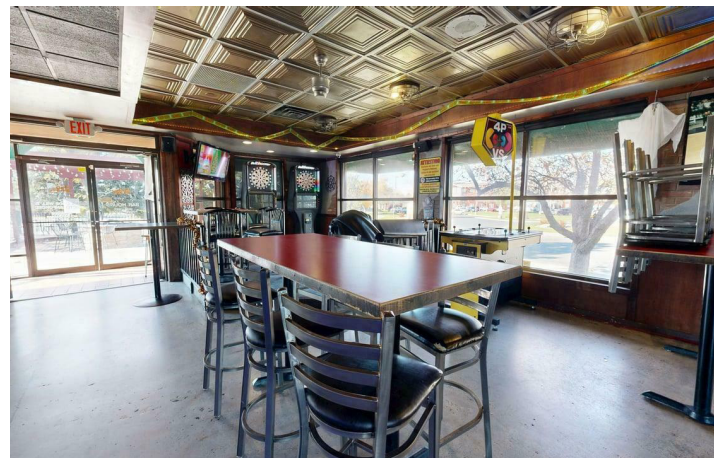
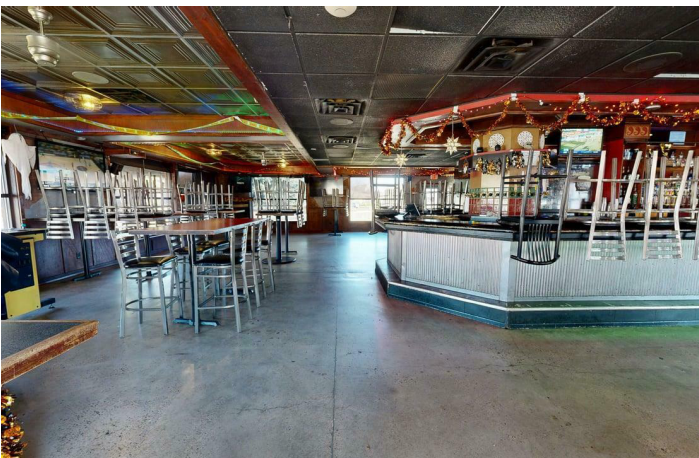
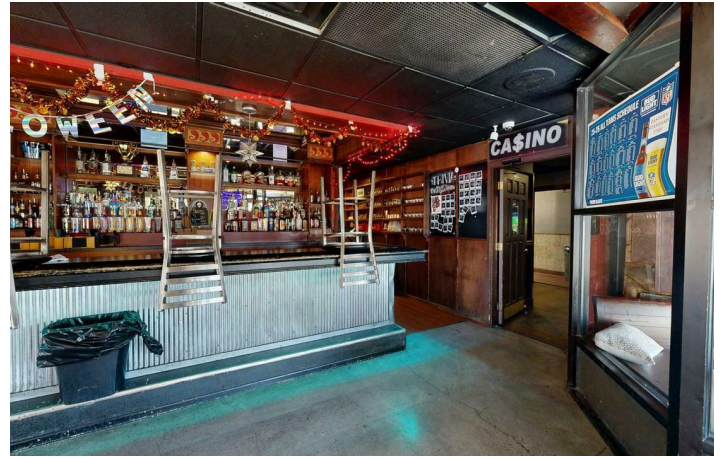
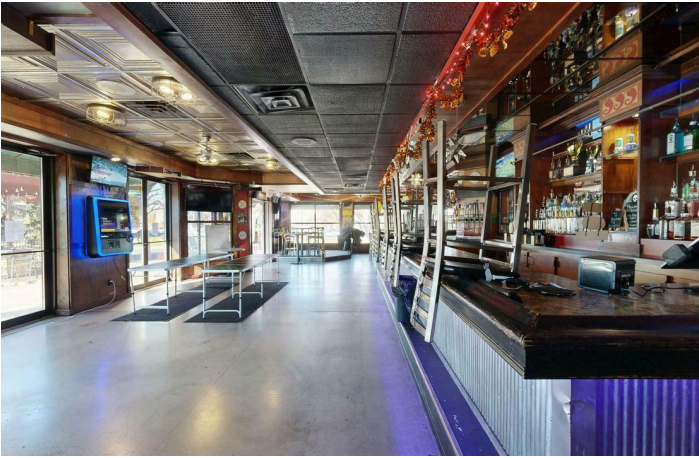


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# INTERIOR PHOTOS

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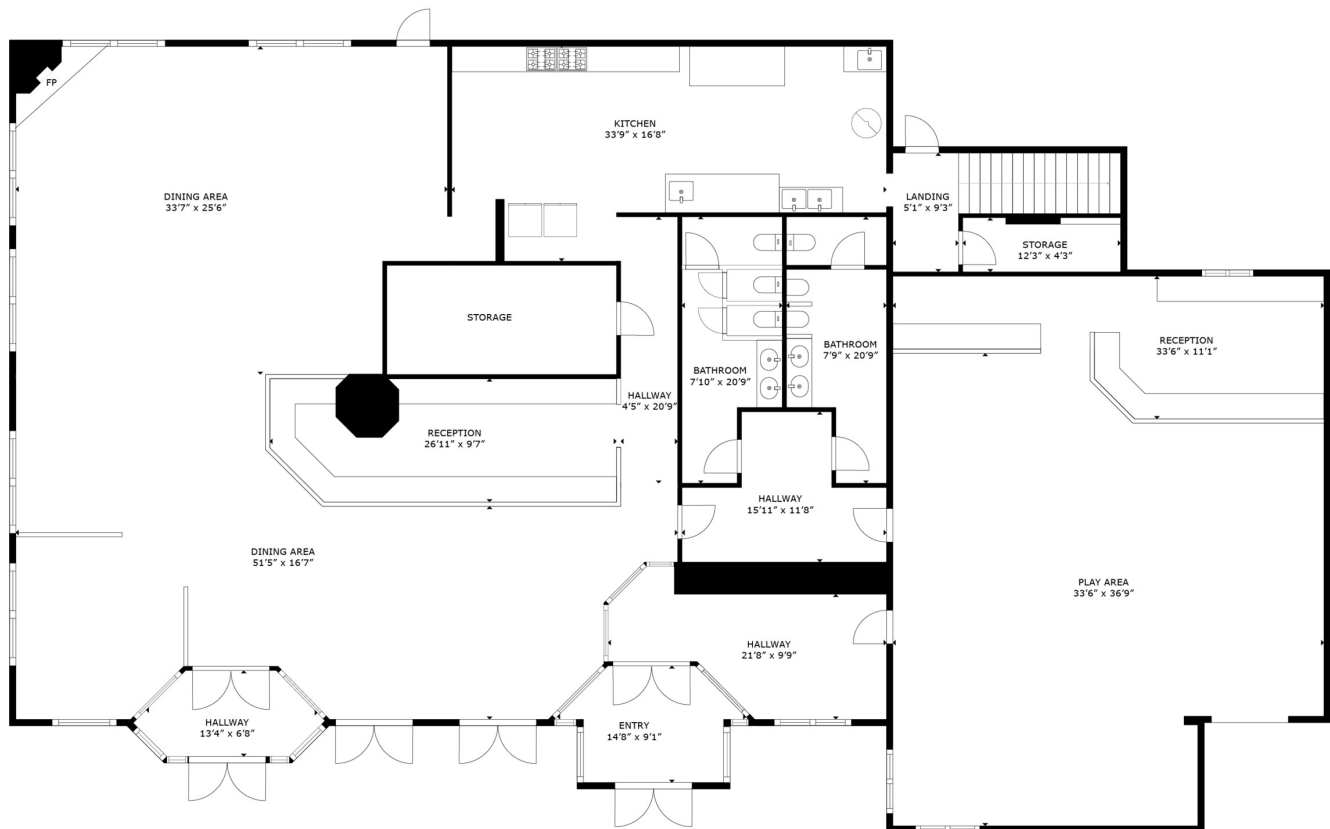


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# FLOOR PLANS

75 27TH ST W

Billings, MT 59102



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1,083 sq. ft. FLOOR 2: 5,173 sq. ft.  
TOTAL: 6,256 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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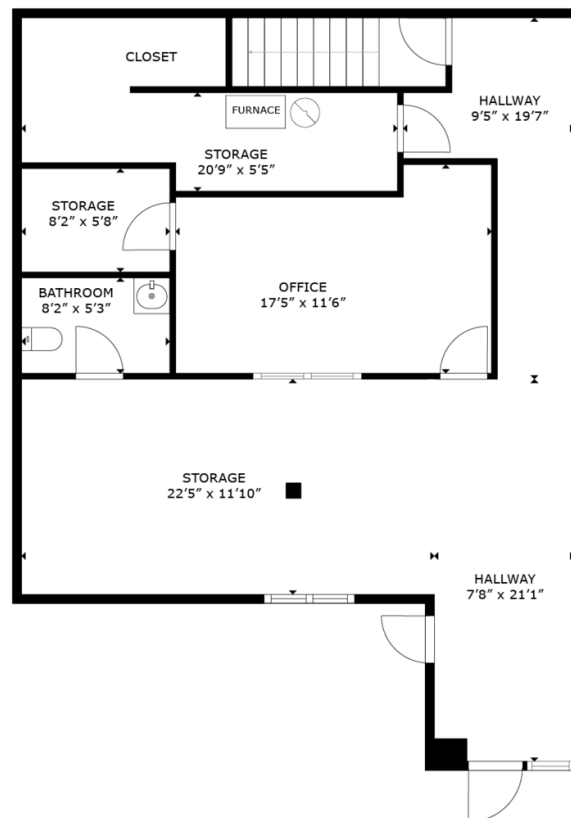


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# MAP

75 27TH ST W

Billings, MT 59102



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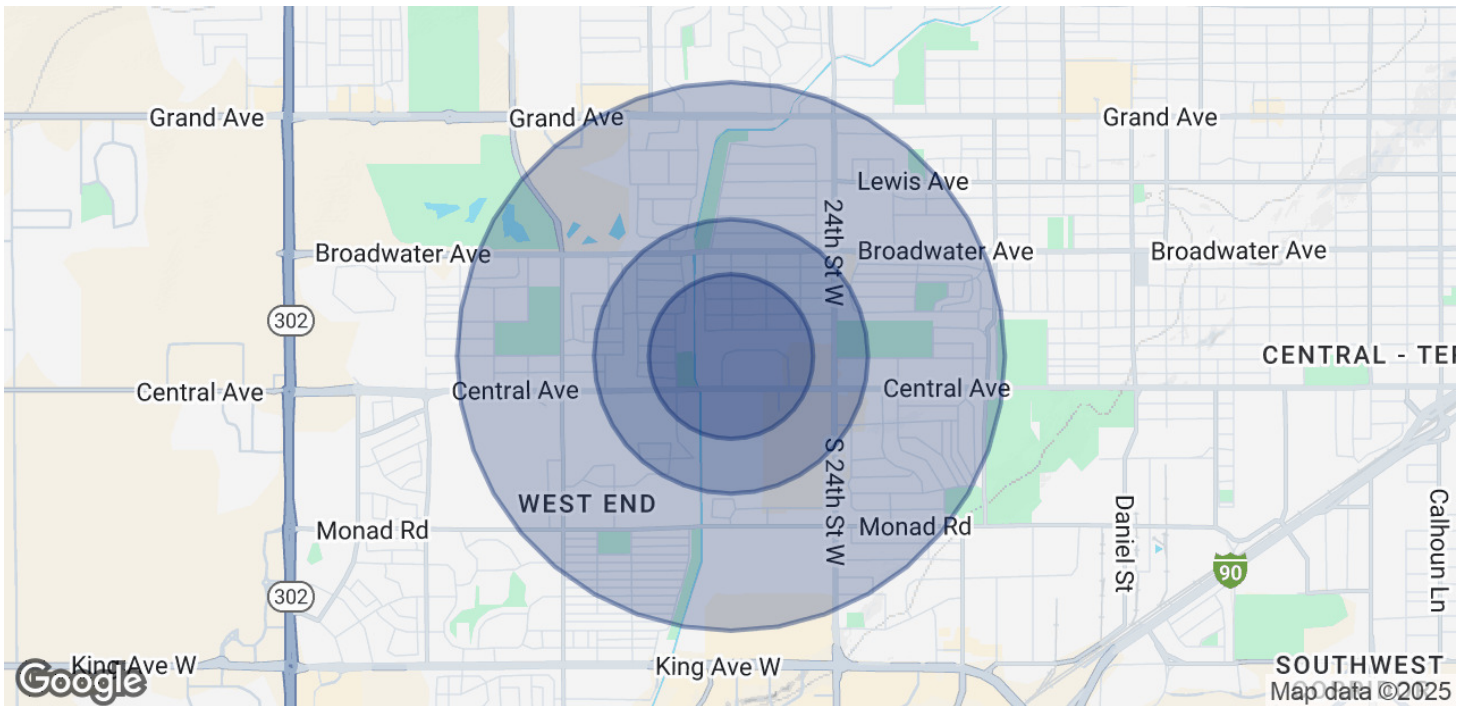


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# DEMOGRAPHICS

75 27TH ST W

Billings, MT 59102



## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 818       | 3,126     | 12,255 |
| Average Age          | 46        | 45        | 43     |
| Average Age (Male)   | 44        | 42        | 41     |
| Average Age (Female) | 48        | 47        | 45     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 362       | 1,394     | 5,366     |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$83,055  | \$88,227  | \$84,058  |
| Average House Value | \$319,716 | \$345,400 | \$332,215 |

Demographics data derived from AlphaMap

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# BROKER BIO

75 27TH ST W

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

## 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 ACRE LAND DEVELOPMENT

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