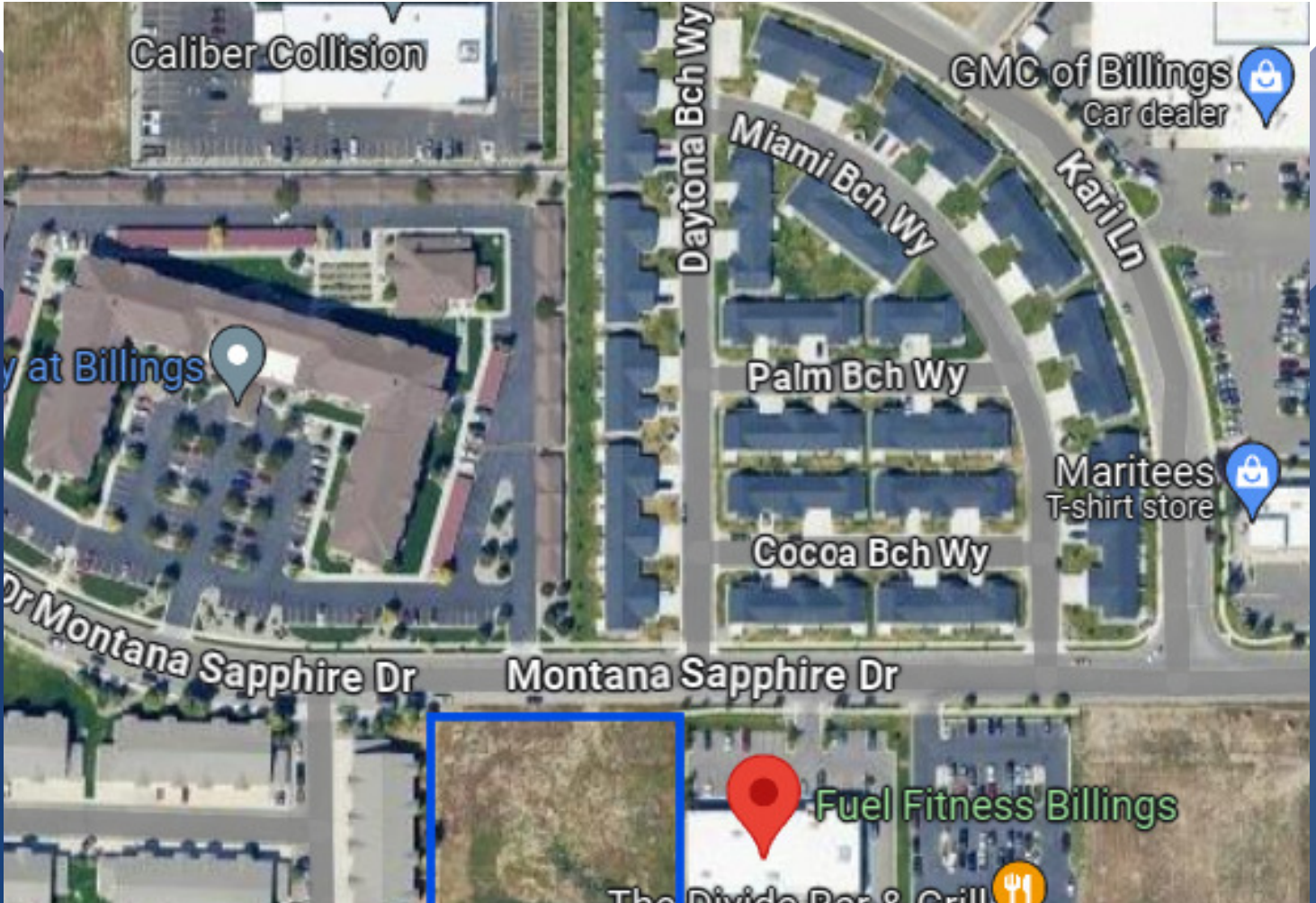


SALE

LOT 5 MONTANA SAPPHIRE DRIVE

Lot 5 Montana Sapphire Drive Billings, MT 59106



SALE PRICE

\$8.05 / PSF

George Warmer, SIOR, CCIM

(406) 855-8946

george@cbcmontana.com

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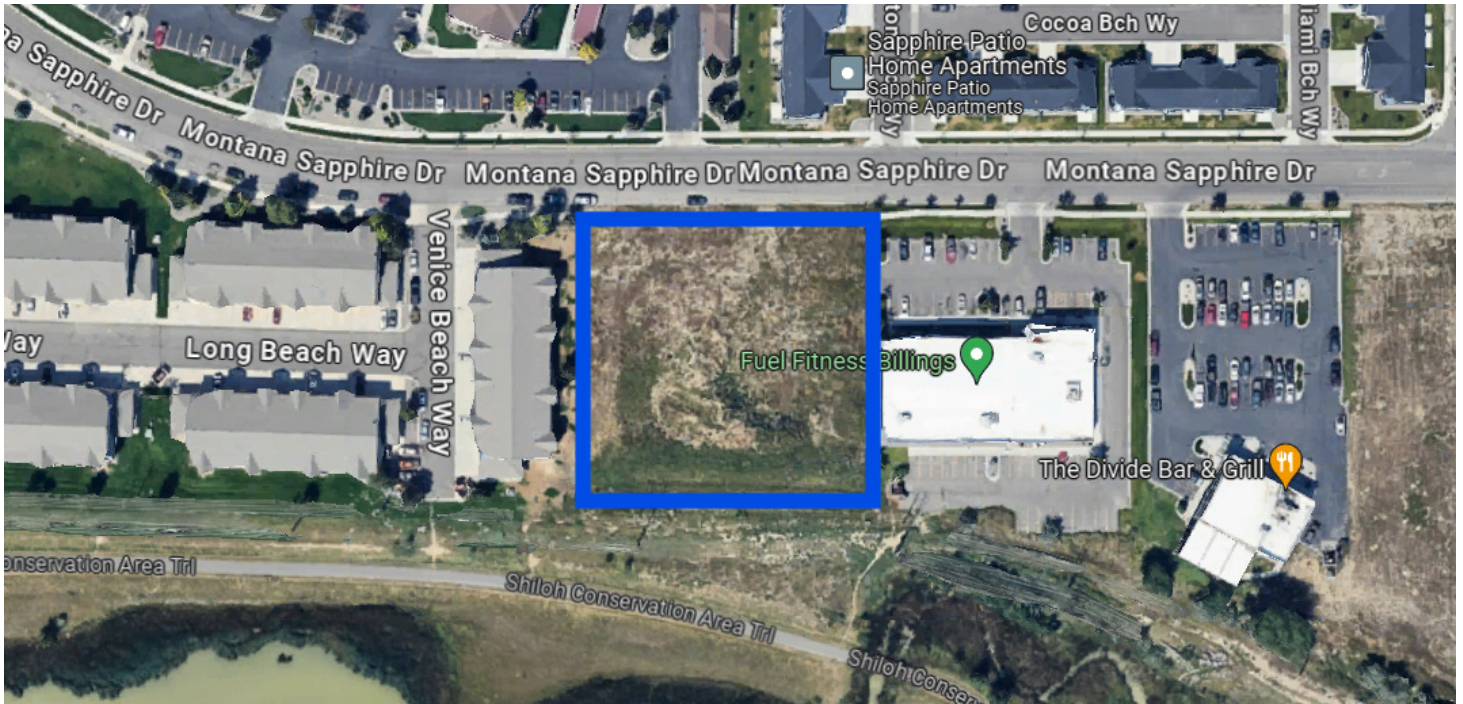


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

LOT 5 MONTANA SAPPHIRE DRIVE

Billings, MT 59106



OFFERING SUMMARY

Sale Price:	\$8.05 / PSF
Lot Size:	2.138 Acres

PROPERTY HIGHLIGHTS

- \$8.05 PSF (\$750,000)
- Great Westend Location
- Access off Shiloh & King Ave W
- Near New Intermountain Health Clinic & RVU Medical School
- Proximity to Restaurants & Retailers

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RETAIL MAP

LOT 5 MONTANA SAPPHIRE DRIVE

Billings, MT 59106



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**GEORGE WARMER, SIOR, CCIM****Principal | Broker**

george@cbcmontana.com

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

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker 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

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: CBC Halter Case Award 2024

Recognition: Top 2% Producer, Platinum Circle of Distinction

CBS

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