

# LEASE

## 5229 KING AVE W, UNIT A1

5229 King Ave W, Unit A1 Billings, MT 59106



|                     |              |
|---------------------|--------------|
| <b>LEASE RATE</b>   | \$9.50 SF/yr |
| <b>AVAILABLE SF</b> | 2,400 SF     |

|                     |                            |
|---------------------|----------------------------|
| <b>Todd Sherman</b> | <b>George Warmer, CCIM</b> |
| (406) 570-8961      | (406) 855-8946             |

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## PROPERTY DESCRIPTION

This property features insulated interior walls with a durable metal finish and includes a finished office space complete with a private restroom. With 16-foot side walls and a 14-foot overhead door, it offers ample vertical clearance and convenient access for larger vehicles or equipment. A separate walk-in door provides easy pedestrian entry. The building is equipped with interior gas heat and is serviced by a well, with water and sewer handled via a cistern and septic system. Zoned for Community Commercial use, this space is well-suited for a variety of business operations.

## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$9.50 SF/yr (NNN) |
| Number of Units: | 1                  |
| Available SF:    | 2,400 SF           |
| Lot Size:        | 4,370 SF           |

## PROPERTY HIGHLIGHTS

- Insulated interior walls with a durable metal finish
- Finished office space with a private restroom
- 16-foot side walls for added vertical space
- 14-foot overhead door for large vehicle or equipment access
- Separate walk-in door for easy pedestrian entry
- Equipped with a well for water supply
- Interior gas heating for year-round comfort
- Water and sewer services via cistern and septic system
- Zoned for Community Commercial use

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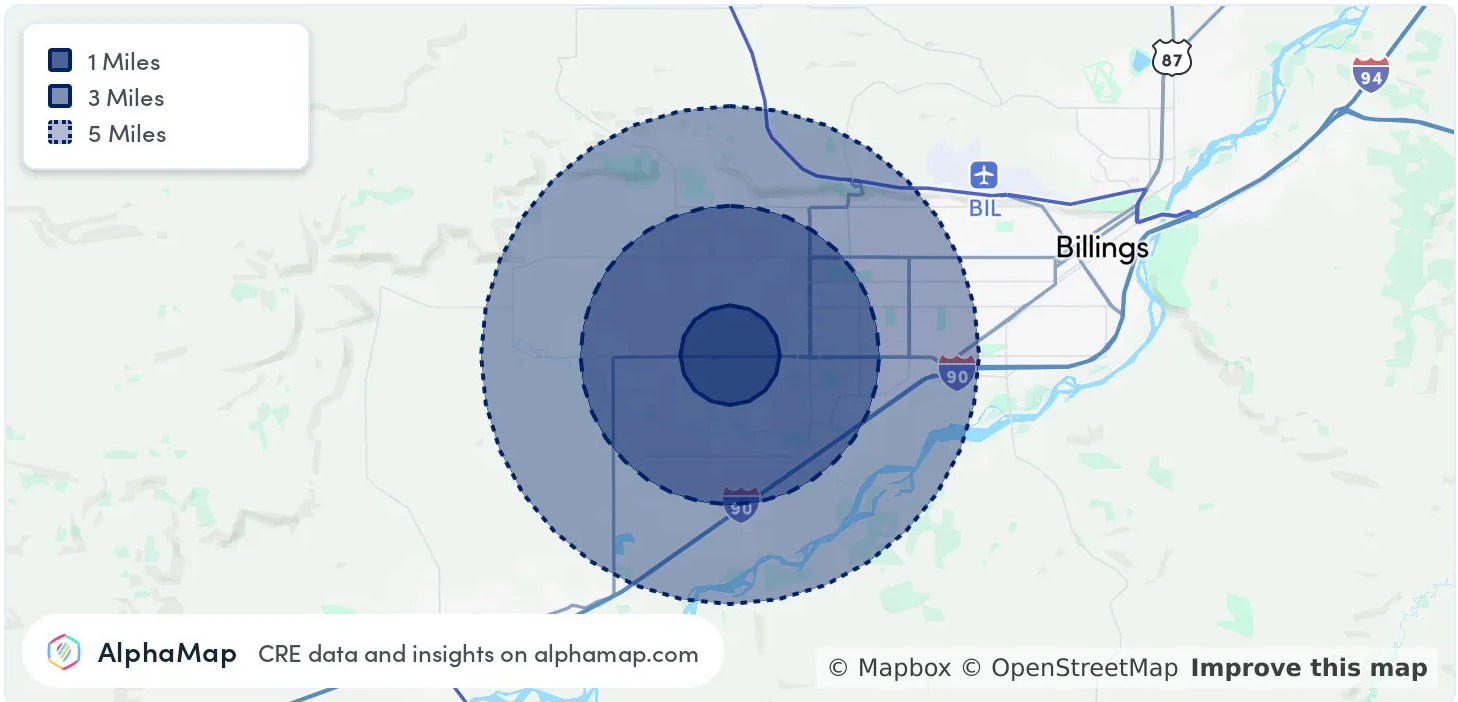


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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,422  | 23,357  | 61,891  |
| Average Age          | 40     | 42      | 42      |
| Average Age (Male)   | 40     | 40      | 41      |
| Average Age (Female) | 41     | 43      | 43      |

## HOUSEHOLD & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 644       | 9,992     | 25,968    |
| Persons per HH      | 2.2       | 2.3       | 2.4       |
| Average HH Income   | \$129,435 | \$115,348 | \$113,212 |
| Average House Value | \$638,734 | \$513,359 | \$471,870 |
| Per Capita Income   | \$58,834  | \$50,151  | \$47,171  |

Map and demographics data derived from AlphaMap

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

## PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

## EDUCATION

University of Oregon

BS in Business Communications

## MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

### CBS

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406.656.2001

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# BROKER BIO

5229 KING AVE W, UNIT A1

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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