

SALE

5229 KING AVE W, UNIT C3

5229 King Ave W, Unit C3 Billings, MT 59106



SALE PRICE \$268,200
AVAILABLE SF 1,800 SF

Todd Sherman
(406) 570-8961
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George Warmer, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

5229 KING AVE W, UNIT C3

Billings, MT 59106



PROPERTY DESCRIPTION

Take advantage of this exceptional opportunity to own a well-equipped 1,800 SF shop and flex building in a growing commercial area of Billings. Priced at \$268,200, this versatile property is designed to accommodate a wide range of commercial and light industrial users, offering the perfect blend of functional workspace and finished office amenities.

The building features 16-foot side walls and a 14-foot overhead door, providing ample clearance for equipment, work vehicles, and storage. Inside, you'll find insulated walls finished with durable metal panels for long-lasting performance, along with a finished office and private restroom for day-to-day business operations. Gas heat ensures year-round comfort, while the property's private well and cistern/septic system offer reliable utility service.

Whether you're an owner-user looking to establish or expand your business, or an investor seeking a flexible commercial asset, this property offers outstanding value in a convenient Billings location.

OFFERING SUMMARY

Sale Price:	\$268,200
Building Size:	\$1,800 SF

LOCATION DESCRIPTION

Position your business for success with this versatile 1,800 SF shop and flex property in a prime Billings location. Featuring a functional mix of shop and office space, this property is ideal for contractors, service businesses, light industrial users, or owner-occupants. Convenient access to King Avenue West and Interstate 90 provides excellent connectivity, while the flexible layout is designed to support a variety of commercial operations.

PROPERTY HIGHLIGHTS

- Includes 1,200 sf fenced yard
- 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 provided by cistern & septic
- Zoned for Community Commercial use

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5229 KING AVE W, UNIT C3
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Todd Sherman

Commercial Realtor

todd@cbcmontana.com

Office: (406) 656-2001 | Cell: (406) 570-8961



MT #RRE-RBS-LIC-14174

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

Board Member: Big Sky Economic Development Association
Board Member: Billings Home Builder Association
Board Member: Sustainable Montana
Active Member Downtown Billings Rotary Club
Active Member of Western States Petroleum Association
Active Member of Montana Tavern Association

NOTABLE CLIENTS:



CBS
3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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**COLDWELL BANKER
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BROKER BIO

5229 KING AVE W, UNIT C3

Billings, MT 59101



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.

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

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2025 Transactions of Note

Loves
LOVES TRUCKING, LAUREL MT
LAND
GAS STATION DEVELOPMENT
34,239 ACRES

5509 KING AVE E
INDUSTRIAL
14,500 SF SHOP SPACE

5907 BLUFF LANE
INDUSTRIAL
9,443 SF SHOP SPACE

2815 S 48TH ST
INDUSTRIAL
STORAGE UNITS

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE
90,000 SF AVAILABLE FOR SALE!

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