

SALE / LEASE

5913 BLUFF LN

Billings, MT 59106



SALE PRICE

\$169,000

LEASE RATE

\$950.00 per month

George Warmer, CCIM

(406) 855-8946

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PROPERTY DESCRIPTION

Industrial Unit for Lease or Sale

Sale Price: \$169,000 SELLER FINANCING AVAILABLE TO QUALIFIED BUYER!

Lease Rate: \$950 Per Month Plus Gas & Electric

1,200 SF shop with a private bathroom available for sale or lease.

PROPERTY HIGHLIGHTS

- Private bathroom
- 14' x 14' insulated garage door
- 100-amp service with (1) 50-amp, 200-volt plug
- Overhead radiant heat
- Fully fenced with security cameras
- Gas, internet, and power metered separately
- HOA Includes: Water, exterior insurance, snow removal, landscape maintenance, dumpster service, community park access
- Estimated HOA Fee: \$250/month

OFFERING SUMMARY

Sale Price:	\$169,000
Lease Rate:	\$950.00 per month (NNN)
Available Units:	1
Available SF:	1,200 SF
Lot Size:	1,248 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	28	275
Total Population	24	79	667
Average HH Income	\$127,375	\$126,406	\$107,470

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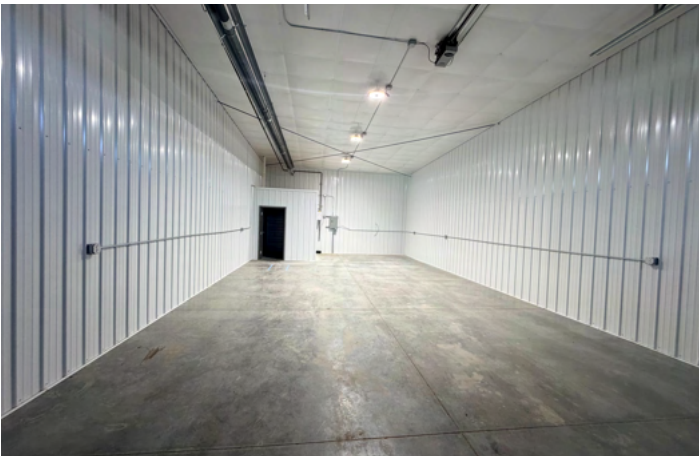


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PHOTOS

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Billings, MT 59106



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Map data ©2026 Imagery ©2026 Airbus, Maxar
Technologies, USDA/FPAC/GEO

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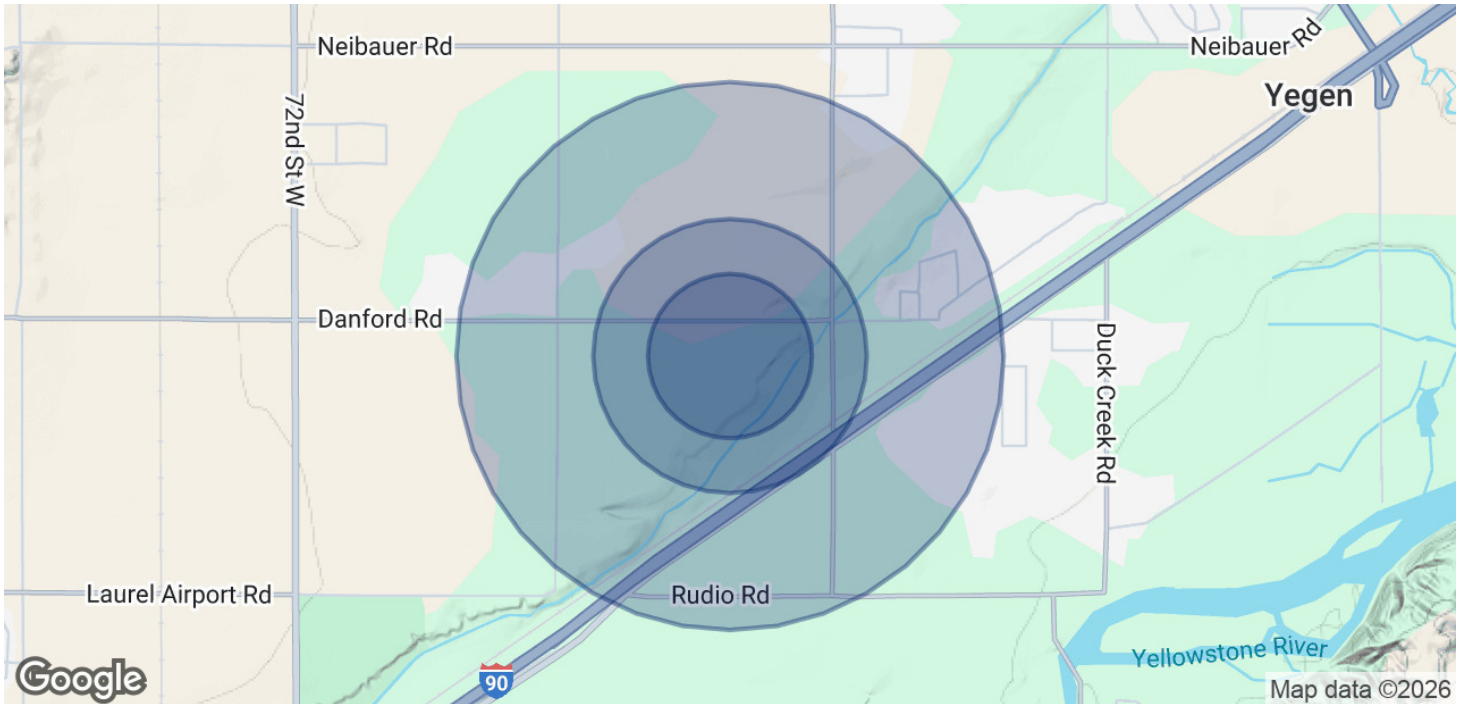


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DEMOGRAPHICS

5913 BLUFF LN

Billings, MT 59106



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	79	667
Average Age	42	41	40
Average Age (Male)	42	42	40
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	28	275
# of Persons per HH	3	2.8	2.4
Average HH Income	\$127,375	\$126,406	\$107,470
Average House Value	\$580,532	\$579,830	\$561,776

Demographics data derived from AlphaMap

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BROKER BIO

5913 BLUFF LN

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

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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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