

Office/Medical Space FOR SALE - \$299,000



CBS

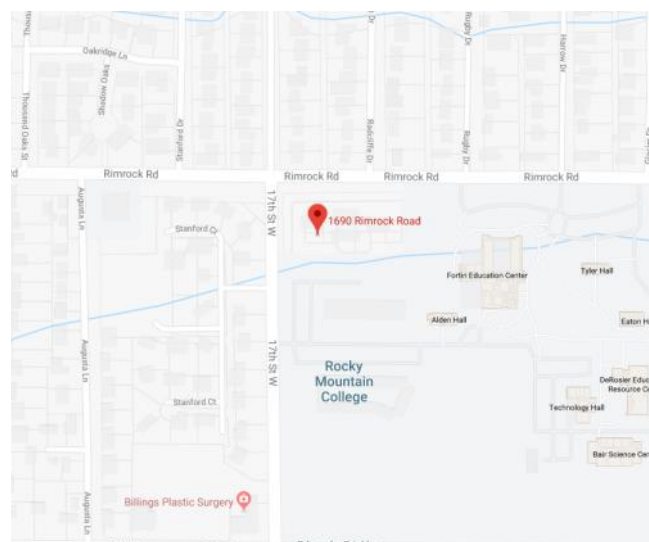


PRICED REDUCED!

1690 Rimrock Rd Suite F

PROPERTY HIGHLIGHTS

- 1,768 SF dental office
- Recently remodeled, 5 operatories
- Fully plumbed, digitally upgraded
- Large Lobby
- **Listed for \$299,000**



David Mitchell
(406) 794-3404
d@cbcmontana.com

1690 RIMROCK ROAD SUITE F

FOR SALE



1690 RIMROCK ROAD SUITE F

FOR SALE



1690 RIMROCK ROAD SUITE F

FOR SALE



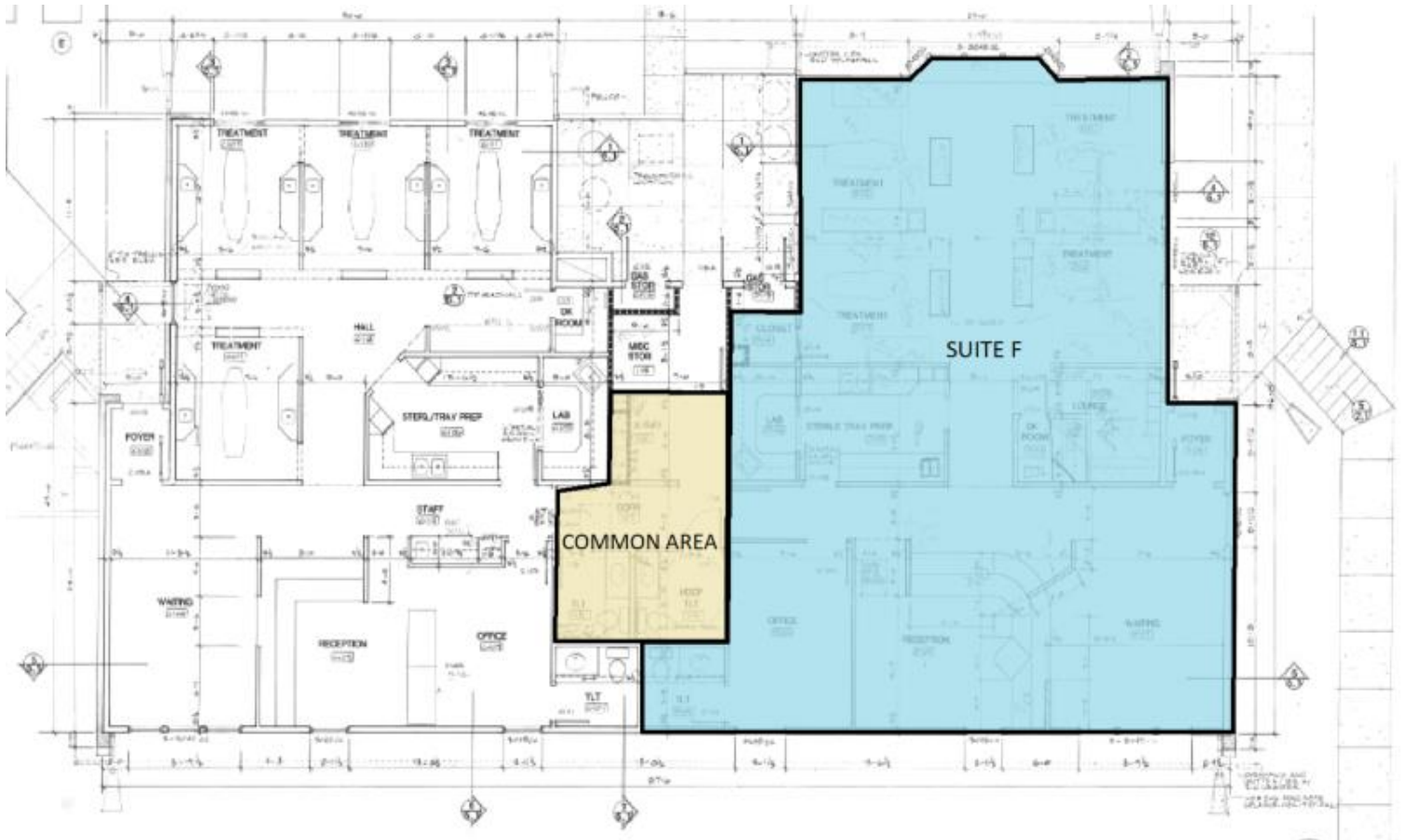
1690 RIMROCK ROAD SUITE F

FOR SALE



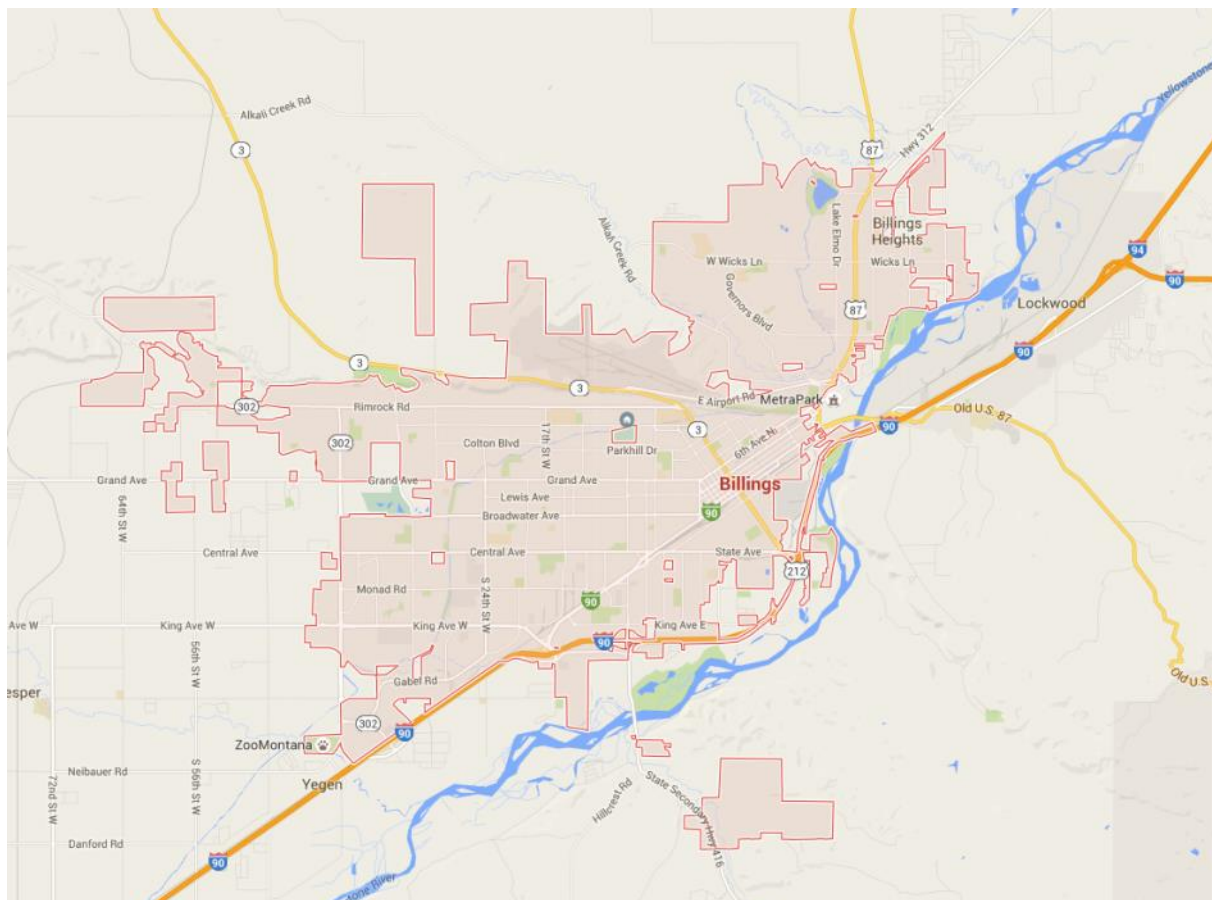
1690 RIMROCK ROAD SUITE F

FLOOR PLAN



ABOUT BILLINGS

- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



CONTACT INFORMATION



David Mitchell, **CCIM**

Coldwell Banker Commercial CBS

1215 24th Street West

Billings, MT 59102

BACKGROUND

Innovation, research, analytics, and grit are keys to success for broker David and his clients. David's methodology to commercial real estate is encapsulated by the word "hustle". He turns over every option, every potential buyer/investor, and every possible tenant. With his CCIM designation, David approaches each transaction from various angles (buyer, seller, tenant, landlord, investor, etc.), scrutinizing every possibility for success to better serve his clients.

AREAS OF FOCUS

Retail, Investment, Development, Office

DESIGNATIONS/CREDENTIALS

CCIM

ICSC Member

B.S. PSYCHOLOGY, *University of Utah*

EBT Graduate

Board of Directors, Billings Chamber of Commerce

Eagle Scout

40 under 40, *Billings Gazette*

Silver Circle of Distinction, *Coldwell Banker Commercial*