



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## **10 CENTRAL AVE W**

Harlem, MT 59526

### AVAILABLE SPACE

15,930 SF

### ASKING PRICE

\$100,000

### AREA

Historical 15,930 SF brick hotel

Located in Downtown Harlem

Potential for hotel, Restaurant, Retail, etc...



CBCWORLDWIDE.COM

### OFFICE

Todd Sherman  
406 656 2001  
todd@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CBS**

1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



## 10 CENTRAL AVE W

Harlem, MT 59526

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

SALE

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

---

Todd Sherman  
406 656 2001  
[todd@cbcmontana.com](mailto:todd@cbcmontana.com)



CBS



# 10 CENTRAL AVE W

Harlem, MT 59526

# SALE



## OFFERING SUMMARY

Sale Price: \$100,000

Building Size: 15,930 SF

Price / SF: \$6.28

## PROPERTY OVERVIEW

Beautiful historical brick building located downtown  
1st original hotel in Harlem  
Currently used for Office and Retail space

## PROPERTY HIGHLIGHTS

- 1st original hotel in Harlem
- Currently used for Office and Retail space

CBCWORLDWIDE.COM

Todd Sherman  
406 656 2001  
todd@cbcmontana.com



CBS



# 10 CENTRAL AVE W

Harlem, MT 59526

# SALE



CBCWORLDWIDE.COM

Todd Sherman  
406 656 2001  
todd@cbcmontana.com



CBS



# 10 CENTRAL AVE W

Harlem, MT 59526

# SALE



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Maxar Technologies, USDA Farm Service Agency

CBCWORLDWIDE.COM

Todd Sherman  
406 656 2001  
todd@cbcmontana.com



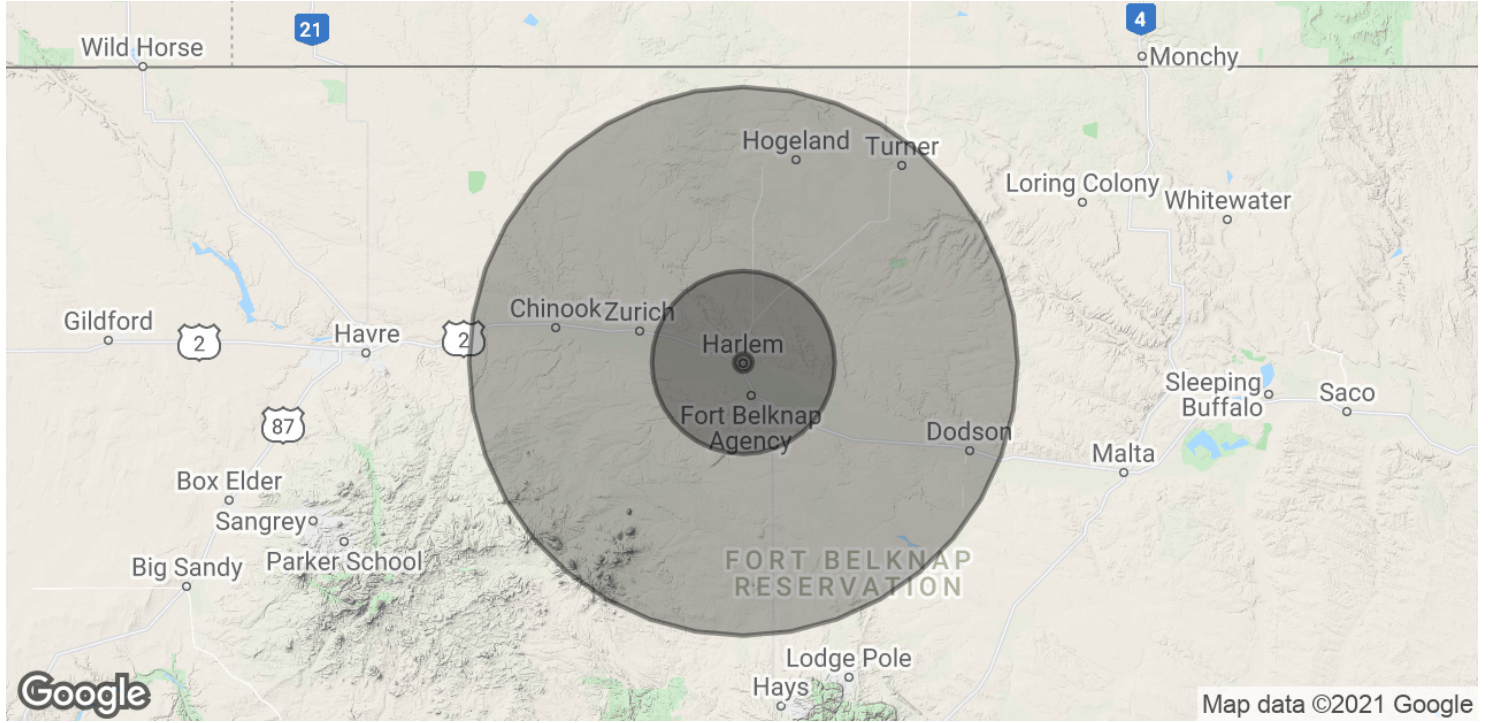
CBS



# 10 CENTRAL AVE W

Harlem, MT 59526

# SALE



<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Population	3	721	5,231
Average age	33.9	27.3	30.5
Average age (Male)	32.3	25.6	28.6
Average age (Female)	36.1	29.5	32.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	1	225	1,742
# of persons per HH	3.0	3.2	3.0
Average HH income	\$58,773	\$41,775	\$42,858
Average house value		\$80,085	\$93,834

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Todd Sherman  
406 656 2001  
todd@cbcmontana.com



CBS



## 10 CENTRAL AVE W

Harlem, MT 59526

SALE



### TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

### PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords. Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

#### CBS

1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Todd Sherman  
406 656 2001  
todd@cbcmontana.com



CBS