



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## **617-619 1/2 N 14TH**

\$199,000

617 N 14th St  
Billings, MT 59101

AVAILABLE SPACE  
1,298 SF

CO-LISTING: JENNI KIRCHHEVEL, COLDWELL BANKER RESIDENTIAL

- (406) 690-9423
- jenni@cbthebrokers.com

### **AREA**

Great location between the Heights and Downtown  
Close to shopping  
Close to park



### **OFFICE**

Todd Sherman  
406 570 8961  
todd@cbcmontana.com

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



## 617 N 14TH

617 N 14th St, Billings, MT 59101

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

SALE

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## 617 N 14TH

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# SALE



### OFFERING SUMMARY

Sale Price:	\$199,000
Number Of Units:	3
Lot Size:	7,500 SF
Year Built:	1948
Building Size:	1,298 SF
Renovated:	1990
Zoning:	NX1
Price / SF:	\$153.31

### PROPERTY OVERVIEW

3 Separate units on 1 lot

### PROPERTY HIGHLIGHTS

- 3 Separate units with separate storage sheds
- Fenced yard
- Lots of trees
- Close to downtown, and park
- Easy walkable neighborhood

### OTHER RESOURCES

[617 N 14th](#)

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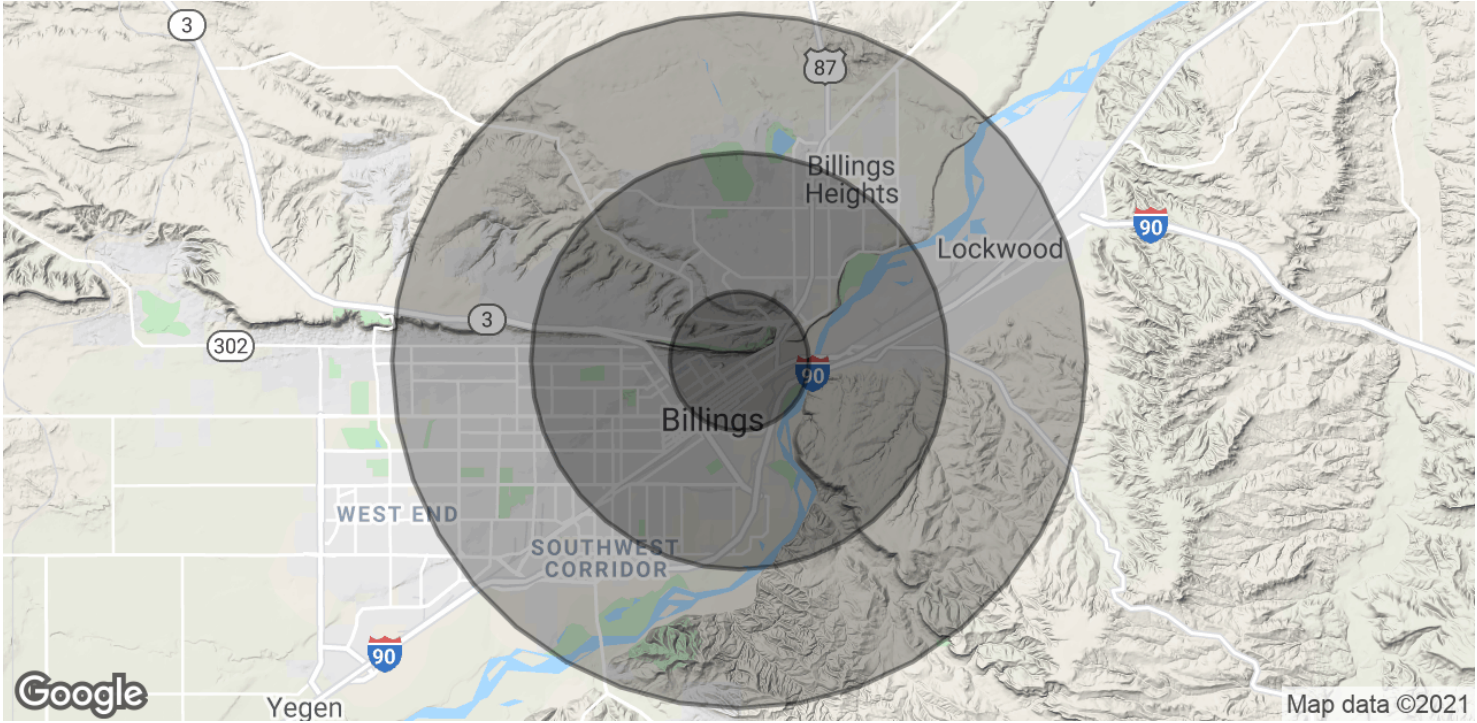
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# 617 N 14TH

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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,105	52,232	94,100
Average age	36.1	35.2	35.2
Average age (Male)	36.6	34.2	33.7
Average age (Female)	35.1	36.5	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,296	21,921	39,604
# of persons per HH	2.2	2.4	2.4
Average HH income	\$41,015	\$51,144	\$53,087
Average house value	\$130,089	\$152,296	\$156,669

\* Demographic data derived from 2010 US Census

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### 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.

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