



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

2225 MAIN STREET

Billings, MT 59102

AVAILABLE SPACE

5,400 SF

ASKING PRICE

\$639,500

AREA

Office Building & Separate Apartment



OFFICE

Todd Sherman

406 570 8961

todd@cbcmontana.com

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



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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

SALE

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OFFERING SUMMARY

Sale Price: \$639,500

Building Size: 5,400 SF

Zoning: CX- Heavy Commercial

Price / SF: \$118.43

PROPERTY OVERVIEW

Heights 12 Unit office unit complex with separate Apartment

PROPERTY HIGHLIGHTS

- 31,000 Cars Per Day
- Great Main Street Exposure

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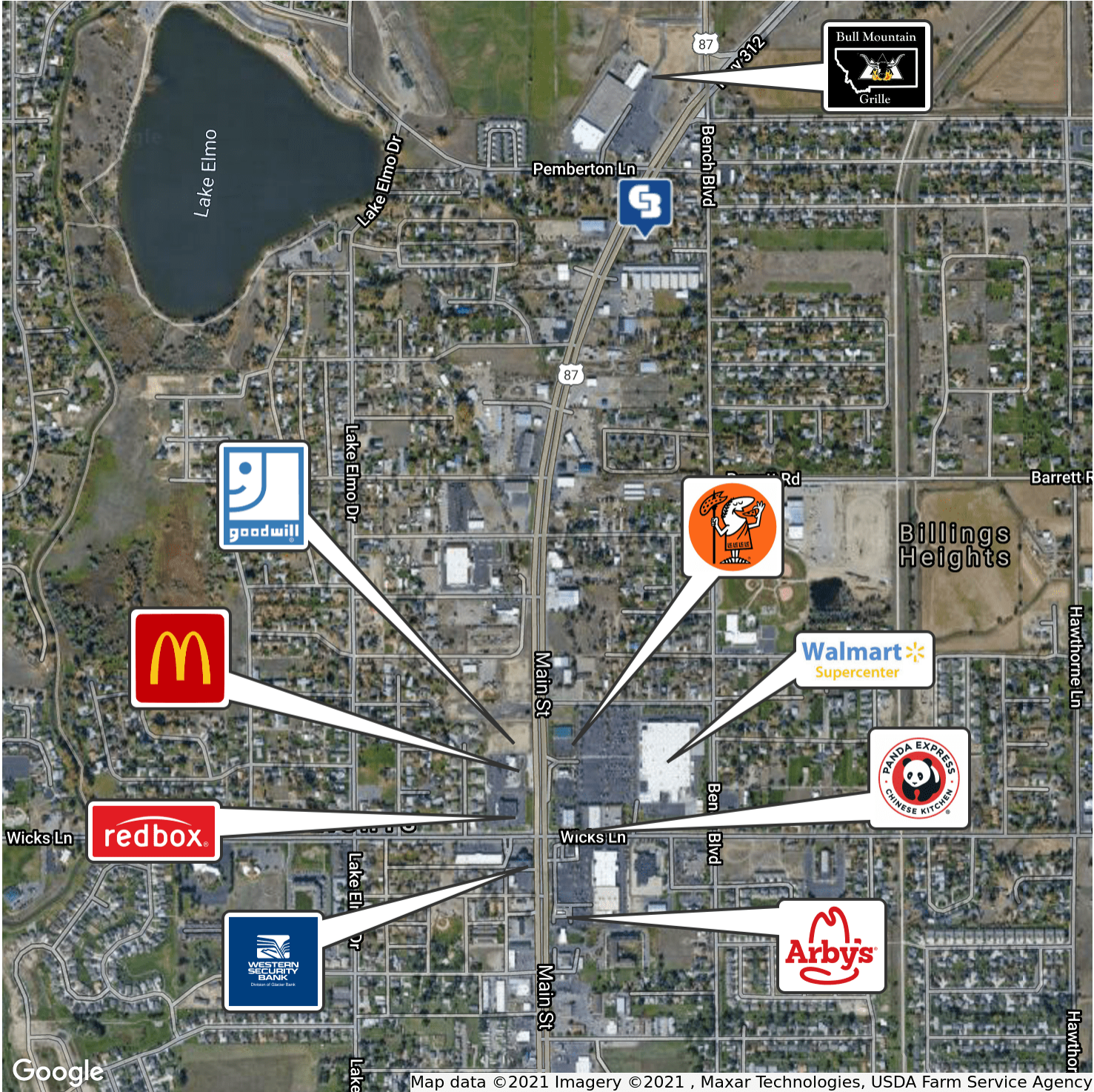
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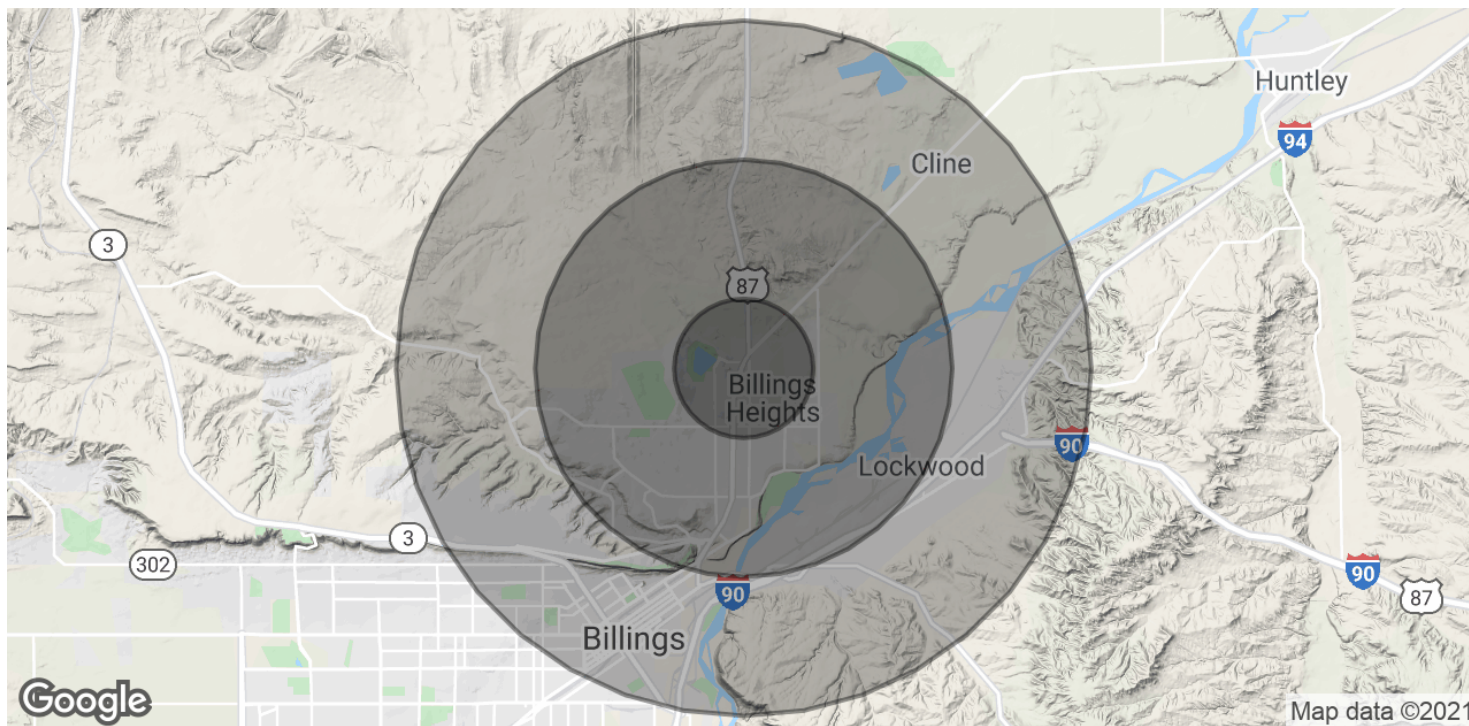
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,718	30,805	50,408
Average age	36.9	35.9	36.1
Average age (Male)	35.1	33.5	34.5
Average age (Female)	38.7	38.5	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,767	12,394	20,607
# of persons per HH	2.7	2.5	2.4
Average HH income	\$63,716	\$60,849	\$54,916
Average house value	\$165,123	\$160,725	\$154,639

* Demographic data derived from 2010 US Census

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TODD SHERMAN

Comm Sales Associate

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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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