



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

**504 W FRONT AVE**

Joliet, MT 59041

AVAILABLE SPACE

1,800 SF

ASKING PRICE

\$575,000

AREA

Car wash building is on the main street in Joliet with significant Highway traffic. Owner maintains the systems and will train.

\*\*\*\*\* POSSIBLE SELLER FINANCING AVAILABLE!!!! \*\*\*\*\*

Dog wash Station inside and Vacuums onsite are unique additions and local favorites to the main wash building. The property has 6in. concrete throughout and really nice vinyl fencing surrounding it. The 1800 SF Steel building could be redesigned for other commercial uses in the future.

Financials available with signed NDA.



**CAR WASH**

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com

Todd Sherman  
406 570 8961  
todd@cbcmontana.com

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## 504 W FRONT AVE

Joliet, MT 59041

# SALE



### OFFERING SUMMARY

Sale Price: \$575,000

Year Built: 2017

Building Size: Land: 1,800 SF  
14,375 SF

### PROPERTY OVERVIEW

Price : \$575,000

Gross sales are approximately \$65,000 year. Approximate cap rate of 8.5% return.

Year Built : 2017

Taxes : \$2270

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Geocode:10-0623-14-3-18-20-0901

Seller financing available.

**HIGHLIGHTSTECHNOLOGY: ONLINE ABILITY TO RUN THE SYSTEMS AND OR**

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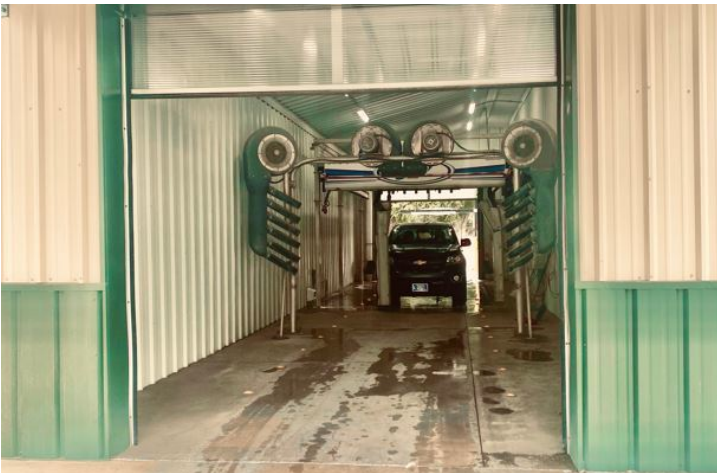
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# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Commercial Property  
**Geocode:** 10-0623-14-3-18-20-0901 **Assessment Code:** 0003000301  
**Primary Owner:** **PropertyAddress:** 504 W FRONT AVE  
 J WASH INCORPORATED JOLIET, MT 59041  
 PO BOX 648 **COS Parcel:**  
 JOLIET, MT 59041-0648

*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

**Subdivision:** JOLIET MISCELLANEOUS TRACTS

### Legal Description:

JOLIET MISCELLANEOUS TRACTS, S14, T04 S, R22 E, JOLIET TC SUBD LT 2 COS 2191

**Last Modified:** 7/16/2021 4:03:03 AM

### General Property Information

**Neighborhood:** 210.107.C **Property Type:** IMP\_U - Improved Property - Urban  
**Living Units:** 0 **Levy District:** 10-0060-7-C  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

### Exemptions:

No exemptions exist for this property

### Condo Ownership:

**General:** 0 **Limited:** 0

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.330	33,503.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/30/2017			2/6/2018	372636	Special Warranty Deed
11/1/2016			11/1/2016	368053	Warranty Deed
1/30/2007	DOC3	26478			

**Owners**

Party #1

**Default Information:** [J WASH INCORPORATED](#)  
[PO BOX 648](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** [Conversion](#)

**Last Modified:** [3/9/2018 5:28:33 PM](#)

Other Names

Other Addresses

Name	Type	
KANANEN MICHAEL	C - Contact Name	No other address

**Appraisals****Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2021	33503	138210	171713	COST
2020	35405	155190	190595	COST
2019	35405	155190	190595	COST

**Market Land**

Market Land Item #1

**Method:** [Sqft](#) **Type:** [Primary Site](#)

**Width:** **Depth:**

**Square Feet:** [14,375](#) **Acres:**

Valuation

**Class Code:** [2207](#) **Value:** [33503](#)

**Dwellings****Existing Dwellings**[No dwellings exist for this parcel](#)**Other Buildings/Improvements**

Outbuilding/Yard Improvement #1

**Type:** [Commercial](#) **Description:** [CPA2 - Paving, concrete, 4"](#)

**Quantity:** 1 **Year Built:** [2017](#) **Grade:**

**Condition:** **Functional:** **Class Code:** [3307](#)

Dimensions

**Width/Diameter:** **Length:** **Size/Area:** [12575](#)

**Height:** **Bushels:** **Circumference:**

**Commercial****Existing Commercial Buildings**

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1		<a href="#">337 - Car Wash, Automatic</a>	1	<a href="#">2017</a>	<a href="#">View</a>

General Building Information

**Building Number:** 1    **Building Name:**    **Structure Type:** 337 - Car Wash, Automatic  
**Units/Building:** 1    **Identical Units:** 1  
**Grade:** A    **Year Built:** 2017    **Year Remodeled:** 0  
**Class Code:** 3307    **Effective Year:** 2017    **Percent Complete:** 0

Interior/Exterior Data Section #1

**Level From:** 01    **Level To:** 01    **Use Type:** 075 - Car Wash, Automatic

Dimensions

**Area:** 1,800    **Use SK Area:** 1  
**Perimeter:** 180    **Wall Height:** 15

Features

**Exterior Wall Desc:** 07 - Metal, light    **Construction:** 1-Wood Frame/Joist/Beam    **Economic Life:** 20  
**% Interior Finished:** 100    **Partitions:** 2-Normal    **Heat Type:** 2-Hot Water or Steam  
**AC Type:** 0-None    **Plumbing:** 2-Normal  
**Physical Condition:** 3-Normal    **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

### Ag/Forest Land

Ag/Forest Land

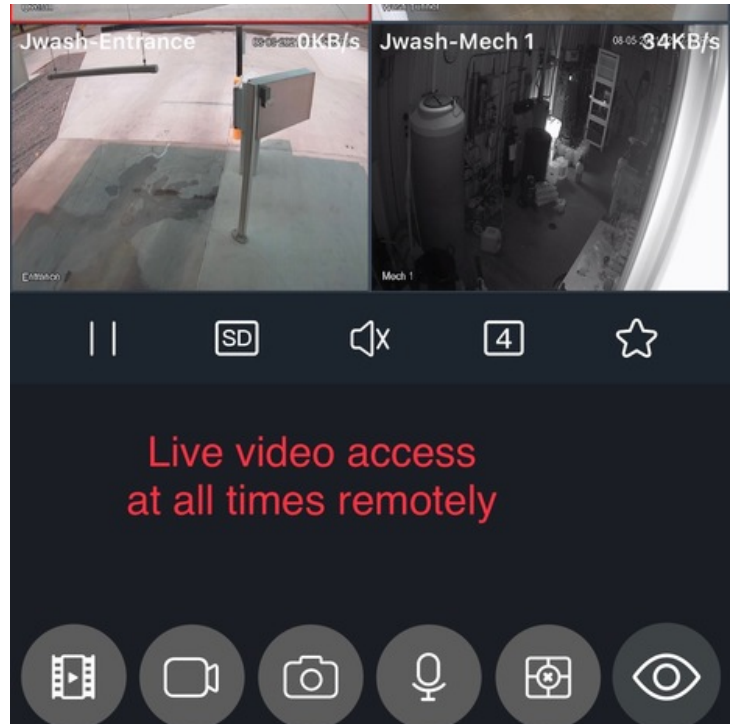
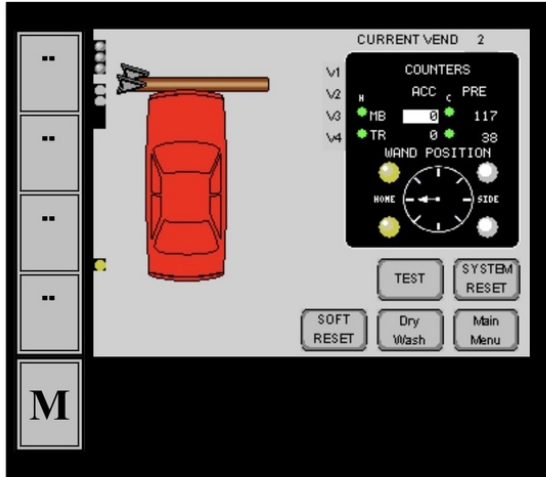
No ag/forest land exists for this parcel



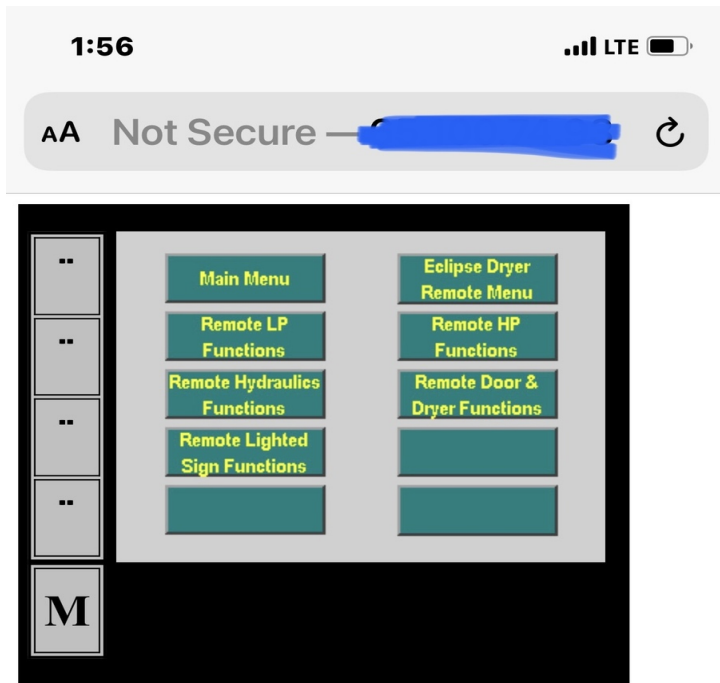
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# TECHNOLOGY - ABILITY TO RUN VIA CELL PHONE!

504 west front ave - Joliet, MT 59041



Owner can access via internet link and login #.  
Can reset the systems.



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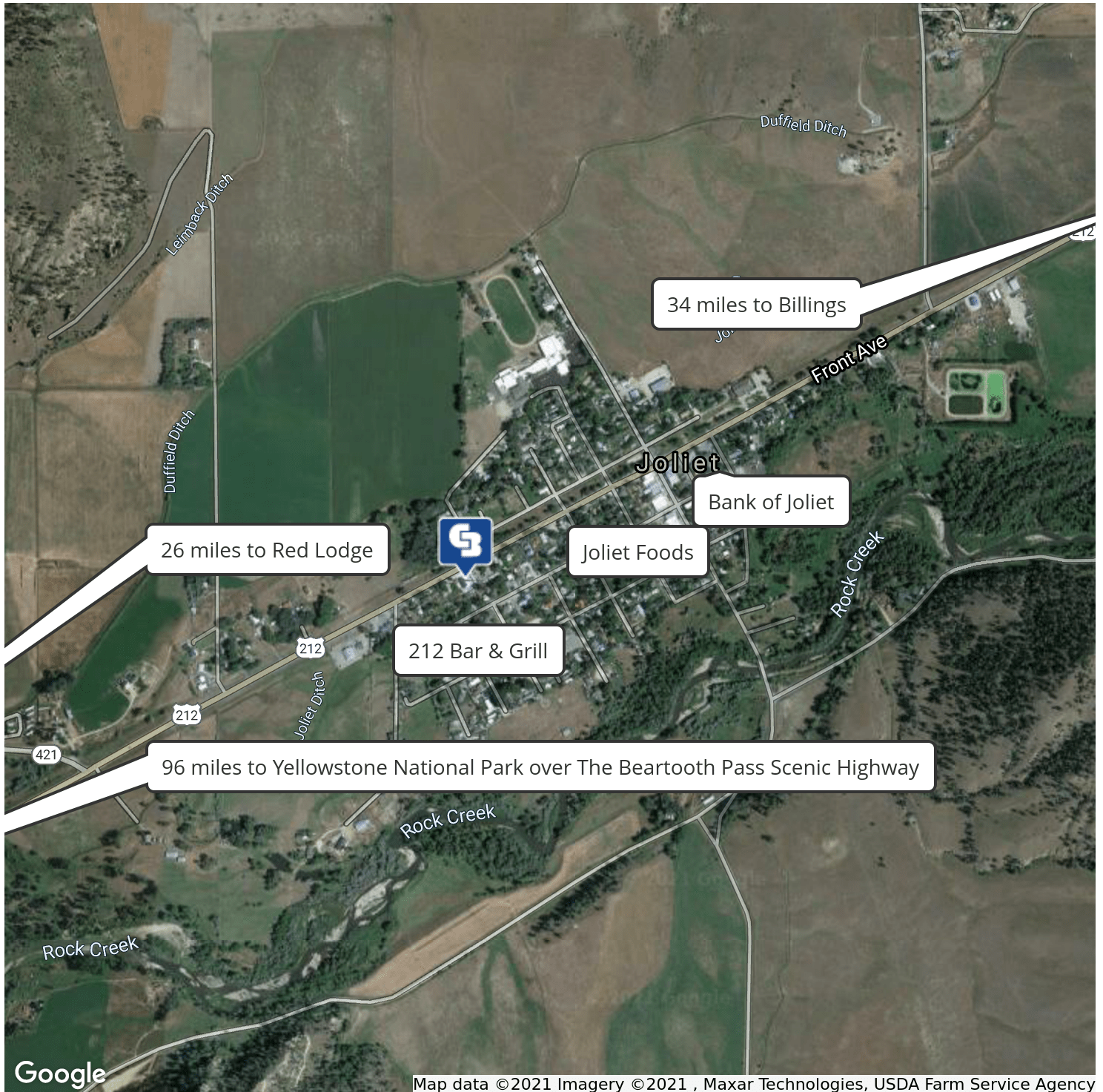
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Google

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

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**SHAYLEE GREEN**

Comm Sales Associate

shaylee@cbcmontana.com  
**Direct: 406.656.2001 | Cell: 406.208.7723**

**PROFESSIONAL BACKGROUND**

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer - camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community

**EDUCATION**

1031 Exchange, Negotiations, Investments, Ethics

**MEMBERSHIPS**

Billings Association of Realtors  
National Association of Realtors

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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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