



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## FREE FALL BREWERY

\$375,000

300 S 24th St  
Billings, MT 59102

AVAILABLE SPACE  
9,000 SF

### FEATURES

- All FF&E Available
- \$1,000,000 new TI's in buildout with unique woodwork and finishes and all brewery equipment installed in 2020.
- 3 Separate food and beverage areas inclusive of approximately 9,000 SF +/-
- Brewery license must be approved through the state prior to closing.
- New tenant must be approved through Rimrock Mini mall.
- Attractive lease rates and concessions may be available

### AREA

Business Opportunity - For Sale  
\$375,000

Brewery in Rimrock Mini Mall (Formerly Freefall Brewery/Audrey's Pizza)



### OFFICE

Shaylee Green  
406 656 2001  
shaylee@cbcmontana.com

Todd Sherman  
406 656 2001  
todd@cbcmontana.com

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



## FREE FALL BREWERY

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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

[Advisor Bio 2](#)

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# SALE



## OFFERING SUMMARY

Sale Price: \$375,000

Building Size: 9,000 SF

Zoning: CMU2-Corridor Mixed Use 2

Price / SF: \$41.67

## PROPERTY OVERVIEW

Total Hard Asset value of space buildout, Furniture, bar, restaurant equipment, and brewery equipment valued at 3 times sale price. Incredible opportunity to walk into beautiful bar/restaurant and run it the way you want! Staff wishes to stay, and head brewer and seller will stay on for new buyers training as long as needed. Seller is selling as this is a second location in the state and they want to focus on the Bozeman location. The name of Freefall Brewery and Aubreys Pizza does not transfer with sale as seller is retaining those trademarked names. Bring your own flare to the Rimrock mini mall in Billings Montana.

WEBSITE: [www.freefallbreweryandaudreypizza.com](http://www.freefallbreweryandaudreypizza.com)

## PROPERTY HIGHLIGHTS

- All FF&E Available
- \$1,000,000 new TI's in buildout with unique woodwork and finishes and all brewery equipment installed in 2020.
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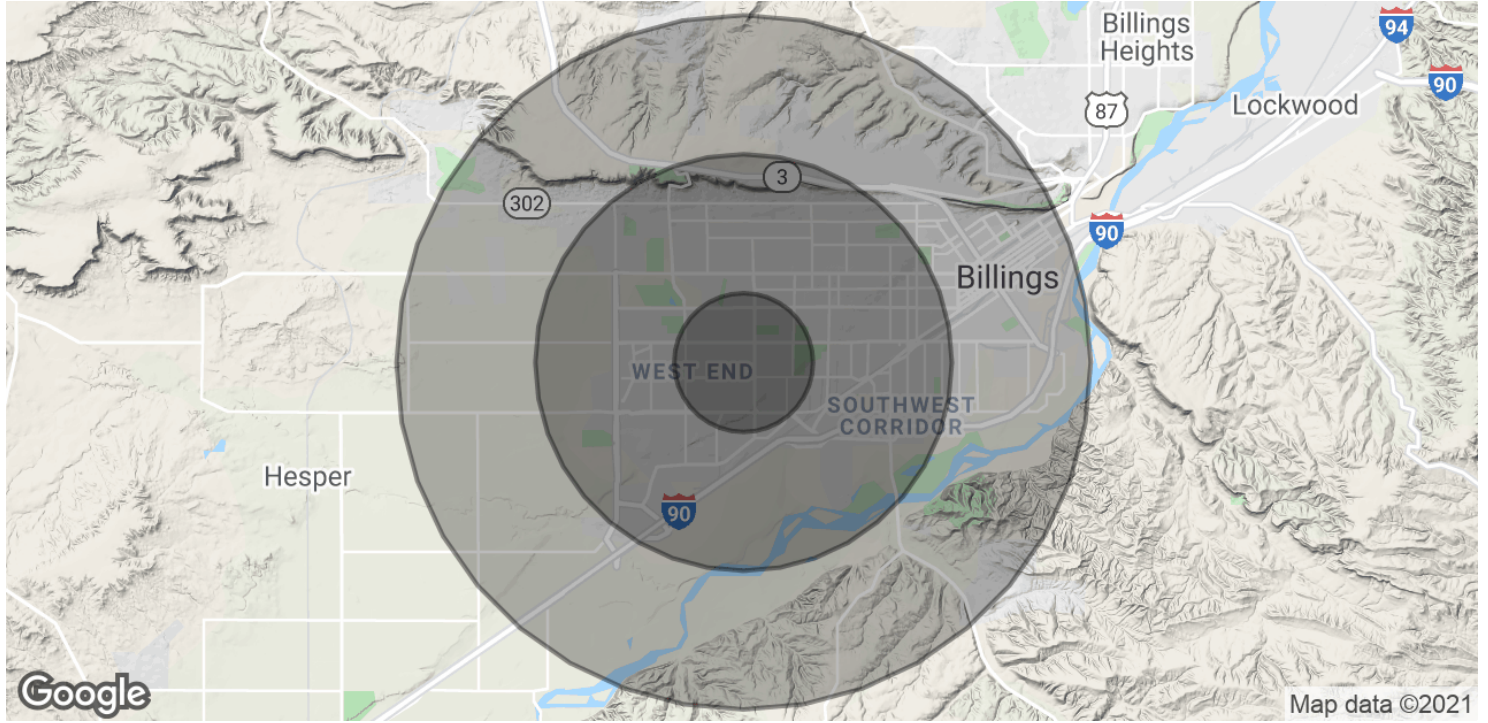


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# FREE FALL BREWERY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,033	61,920	96,938
Average age	38.9	39.9	38.4
Average age (Male)	36.5	37.6	36.5
Average age (Female)	41.0	41.9	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,572	27,926	42,765
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,234	\$58,738	\$59,370
Average house value	\$162,713	\$188,306	\$196,653

\* Demographic data derived from 2010 US Census

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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

CCIM 101  
CCIM 102

### MEMBERSHIPS

Billings 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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