



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

6501 WESTERN WAY

Billings, MT 59106

AVAILABLE SPACE

2,160 SF

ASKING PRICE

\$250,000

FEATURES

- HOA -\$150 month - Covers Hazard Insurance on exterior, water, sewer, snow.
- Mezzanine office buildout
- Private bathroom.
- Seller will lease back for 3-6 months at \$1600 month.
- Utilities - Gas furnace, 220 electric installed, Septic, well water.

AREA

2160 SF

Year Built: 2018

Outside city limits.



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OFFICE

Shaylee Green
406 208 7723
shaylee@cbcmontana.com

Todd Sherman
406 570 8961
todd@cbcmontana.com

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



SALE

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OFFERING SUMMARY

Sale Price: \$250,000

Year Built: 2018

Building Size: 2,160 SF

Zoning: Outside City Limits

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PROPERTY OVERVIEW

Brewery Equipment stored is also for sale.

10 barrel - \$165,000

30 barrel - \$275,000

PROPERTY HIGHLIGHTS

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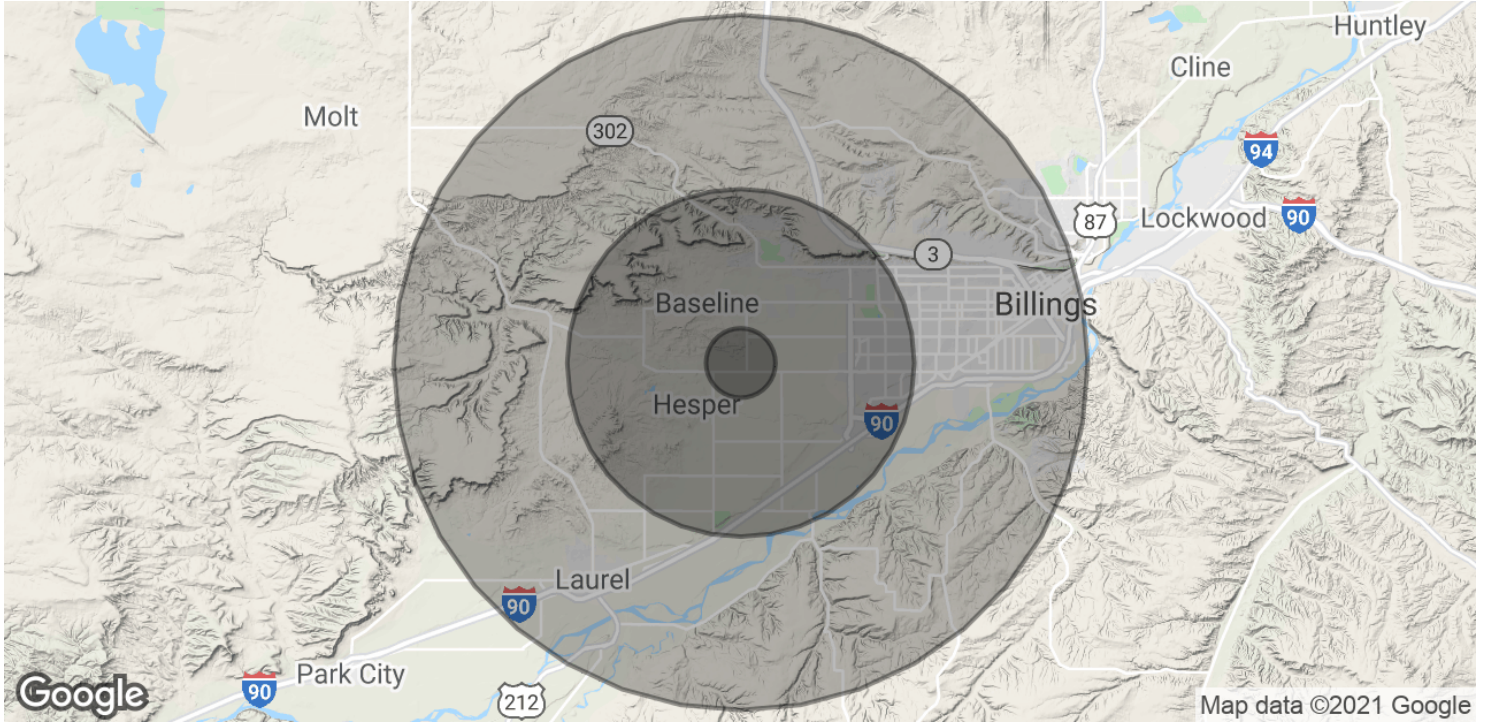


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	13,486	83,294
Average age	38.8	40.4	40.4
Average age (Male)	39.9	40.1	38.6
Average age (Female)	37.3	39.8	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	5,326	35,914
# of persons per HH	2.7	2.5	2.3
Average HH income	\$77,934	\$106,130	\$68,962
Average house value	\$264,842	\$307,281	\$226,914

* 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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