



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## 2907 STATE AVE

Billings, MT 59101

### AVAILABLE SPACE

5,504 SF

### ASKING PRICE

\$559,000

### FEATURES

- Zoned CMU1 - Corridor Mixed Use 1
- Asphalt Shingle Roof System
- Shop area
- - 85 ft x 35 ft, 17 ft ceilings, reception area, 1/2 Bath
- 1 pull through 14' OH Door
- 1 - Pull through 16 ft' OH Door
- Taxes - \$5669 yr
- 2 - 800 SF upper office/apartments with shower, toilet, sink.

### AREA

High visibility and additional parking located right off of the Interstate access. Former Truck wash with floor drains and water plumbed throughout.

Total Land - 17552 SF- 3 parcels

Total Building - 5504 SF



### OFFICE

Todd Sherman  
406 570 8961  
todd@cbcmontana.com

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com

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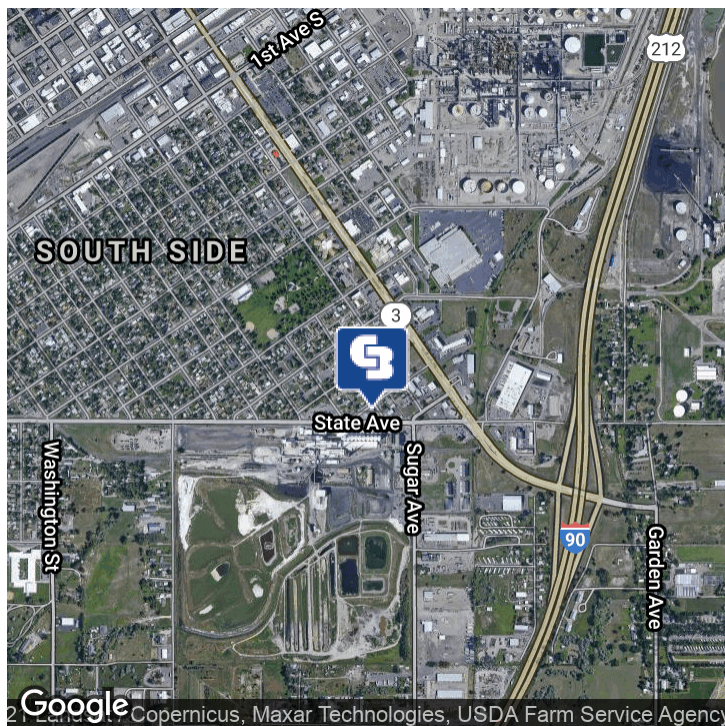
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### OFFERING SUMMARY

Sale Price: \$559,000

Lot Size: 17,552 SF

Building Size: 5,504 SF

Zoning: Corridor Mixed Use 1

Price / SF: \$101.56

### PROPERTY OVERVIEW

Newest user is Sissies Cleaning(Home and commercial cleaning company) and Auto Detail business.

Lease is approximately 5.7% cap rate for investors.

New Improvements in 2019 - Exterior paint, additional gas lines, full renovation for office/reception area, new motor on one OH door, new gravel in lot.

Upstairs square footage can be used as living quarters or office space

### PROPERTY HIGHLIGHTS

- Zoned CMU1 - Corridor Mixed Use 1
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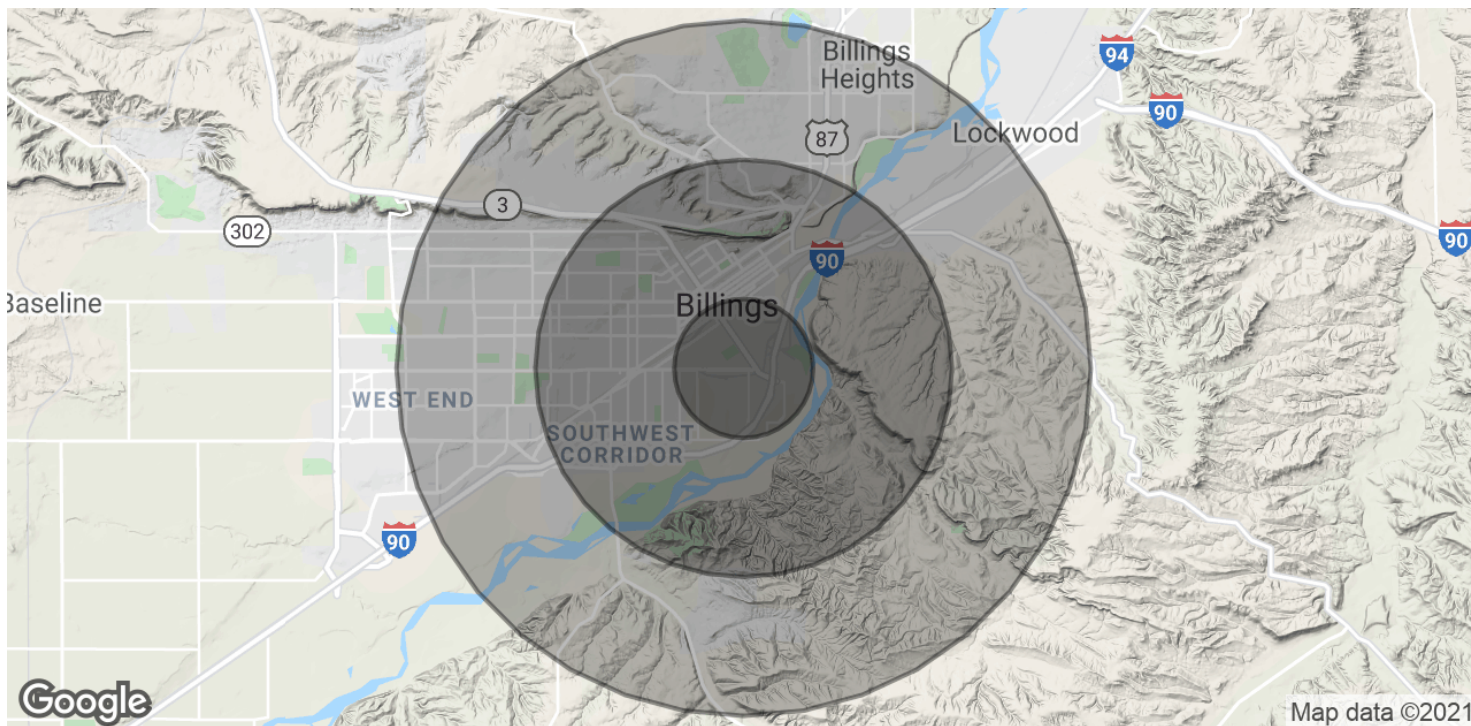




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# SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,023	40,365	89,566
Average Age	33.7	34.4	35.4
Average Age (Male)	34.6	34.1	33.9
Average Age (Female)	32.2	35.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,521	17,166	38,066
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$39,404	\$44,965	\$52,294
Average House Value	\$112,124	\$142,662	\$154,740

\* Demographic data derived from 2010 US Census

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## 2907 STATE AVE

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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.

### EDUCATION

University of Oregon  
BS in Business Communications

### MEMBERSHIPS

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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**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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