



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

10 5TH STREET

Hardin, MT 59034

AVAILABLE SPACE

4,175 SF

ASKING PRICE

\$125,000

FEATURES

- Office Building for Sale
- Building SF: 4175
- Lot SF : 7000
- Year Built : 1943

AREA

Low rise office building in downtown Hardin MT. Some deferred maintenance. Power and water turned off currently. Central Air. Brick and Cement block walls.



OFFICE

Shaylee Green CCIM
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



10 5TH STREET
Hardin, MT 59034

SALE



OFFERING SUMMARY

Sale Price: \$125,000

Lot Size: 7,000 SF

Year Built: 1943

Building Size: 4,175 SF

PROPERTY OVERVIEW

Low rise office building in downtown Hardin MT. Some deferred maintenance. Power and water turned off currently. Central Air. Brick and Cement block walls.

PRICE REDUCED
WAS \$185,000
NOW \$125,000

PROPERTY HIGHLIGHTS

- Office Building for Sale
- Building SF: 4175
- Lot SF : 7000
- Year Built : 1943

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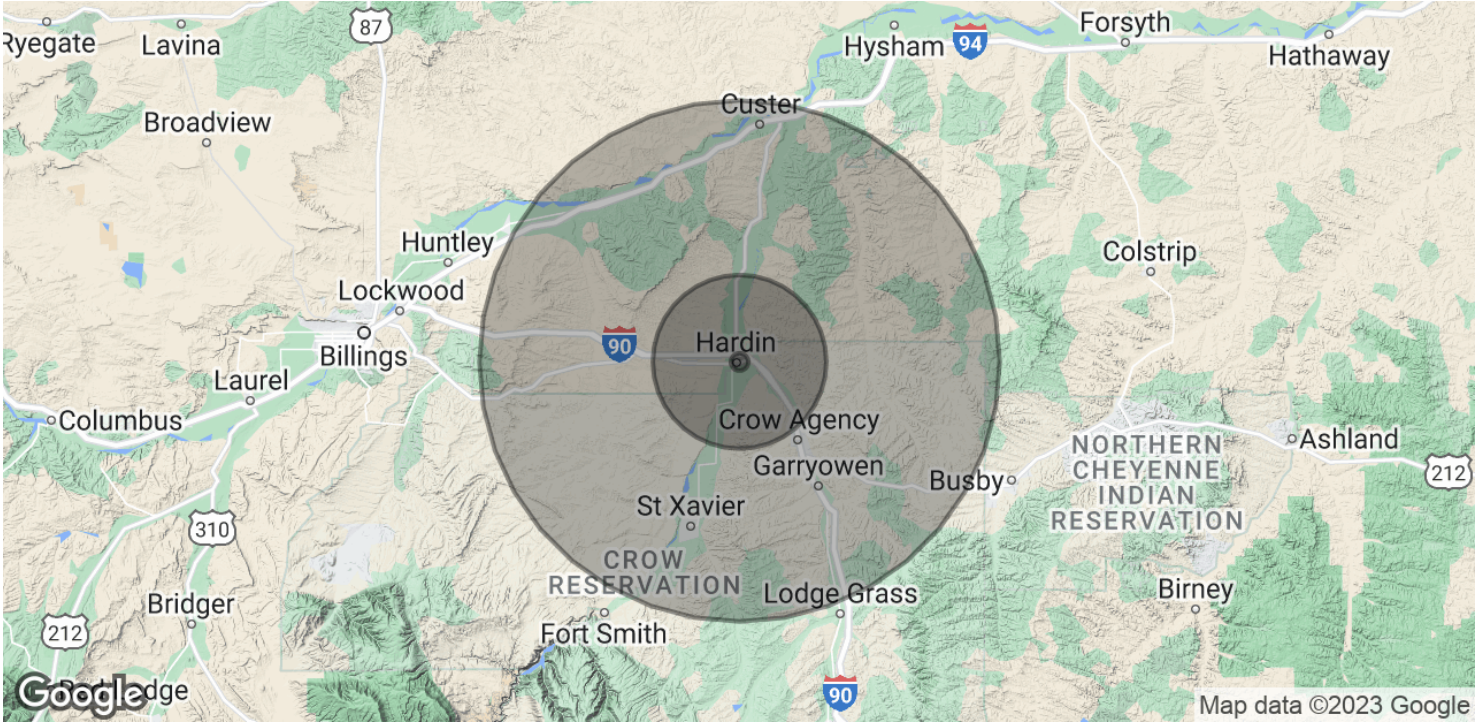
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	16	1,425	10,132
Average Age	37.8	32.6	34.2
Average Age (Male)	34.0	29.4	31.6
Average Age (Female)	40.0	35.9	36.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	5	440	3,248
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$51,063	\$44,968	\$45,947
Average House Value	\$156,035	\$144,942	\$154,647

* Demographic data derived from 2020 ACS - US Census

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SHAYLEE GREEN CCIM

Broker

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, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

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.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me." Shaylee Green

EDUCATION

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

MEMBERSHIPS

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Notable transactions and clients:

*Accumulated \$18,000,000 +/- in total sales.

*Accumulated 1,507,200 sf leased retail, office, and industrial.

*Billings Athletic Club - \$1,000,000 sale - 20,000 SF

*\$3.5 Million - 80+ Bed Assisted Living Portfolio

*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF

1640 Lockwood - \$1,000,000 - 10,080 SF - 2 AC

*23 Unit Multifamily portfolio

*Mobile home parks - 7+ Sales

*Land sales - 3-5 parcels yearly average including recreational or commercial subdivisions

*Estate sales with 6+ family members - 4 transactions.

*Major Clients - Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services, Mountain Mudd

*Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Ember and Indigo, Brookstone Monument, J-Wash Carwash.

RECENT TRANSACTIONS

- 249 Moore Lane /Brookstone Monument - \$540,000 1.11.23
- 1640 Lockwood - \$1,000,000 11.24.22
- Jwash Car Wash - \$440,000 12.10.22

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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; business sales, 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.

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