

SALE

10 CENTRAL AVE W
10 Central Ave W Harlem, MT 59526



SALE PRICE

\$100,000

Todd Sherman

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SALE

10 CENTRAL AVE W

Harlem, MT 59526



PROPERTY DESCRIPTION

Beautiful historical brick building located downtown
1st original hotel in Harlem
Currently used for Office and Retail space
Close to restaurants and bars

PROPERTY HIGHLIGHTS

- 1st original hotel in Harlem
- Currently used for Office and Retail space
- Excellent Visibility
- Located on Central Ave and Main St N

OFFERING SUMMARY

Sale Price:	\$100,000
Building Size:	15,930 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	1	225	1,742
Total Population	3	721	5,231
Average HH Income	\$58,773	\$41,775	\$42,858

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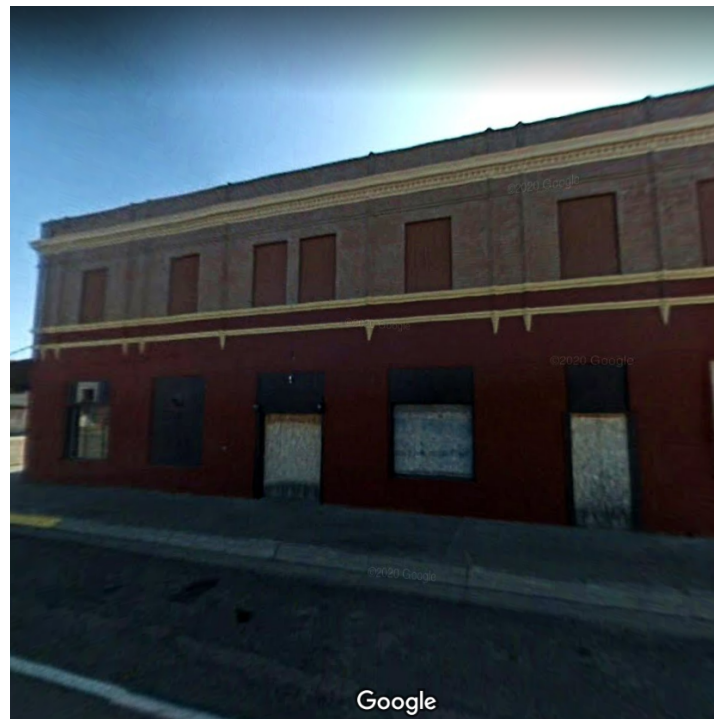
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PICTURES

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MAP

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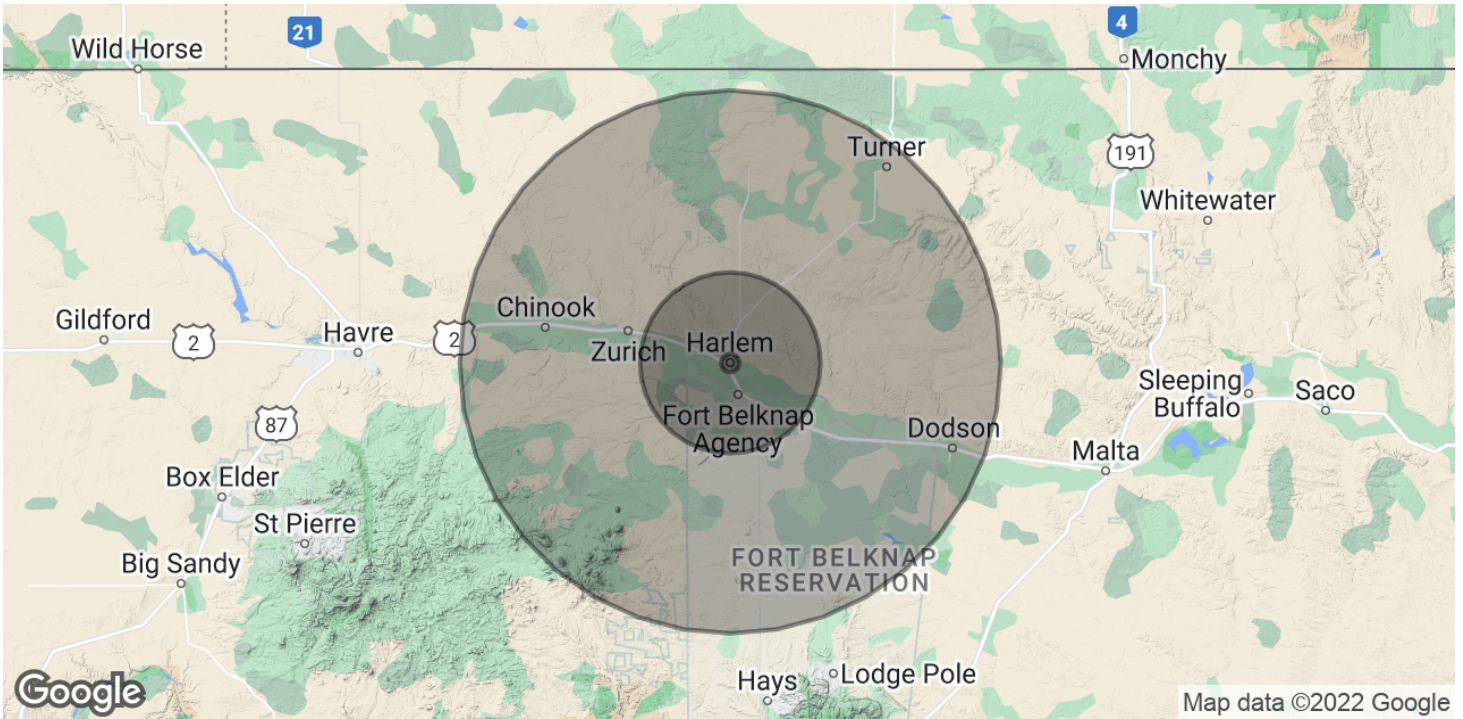


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DEMOGRAPHICS

10 CENTRAL AVE W

Harlem, MT 59526



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	3	721	5,231
Average Age	33.9	27.3	30.5
Average Age (Male)	32.3	25.6	28.6
Average Age (Female)	36.1	29.5	32.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	1	225	1,742
# of Persons per HH	3.0	3.2	3.0
Average HH Income	\$58,773	\$41,775	\$42,858
Average House Value		\$80,085	\$93,834

* Demographic data derived from 2020 ACS - US Census

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TODD SHERMAN

Comm Sales Associate

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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.

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.

CBS

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