

SALE

304 NORTH 19TH STREET

304 North 19th Street 59101, MT Billings



SALE PRICE

\$250,000

Todd Sherman

O: 406 656 2001 | C: 406 570 8961

todd@cbcmontana.com

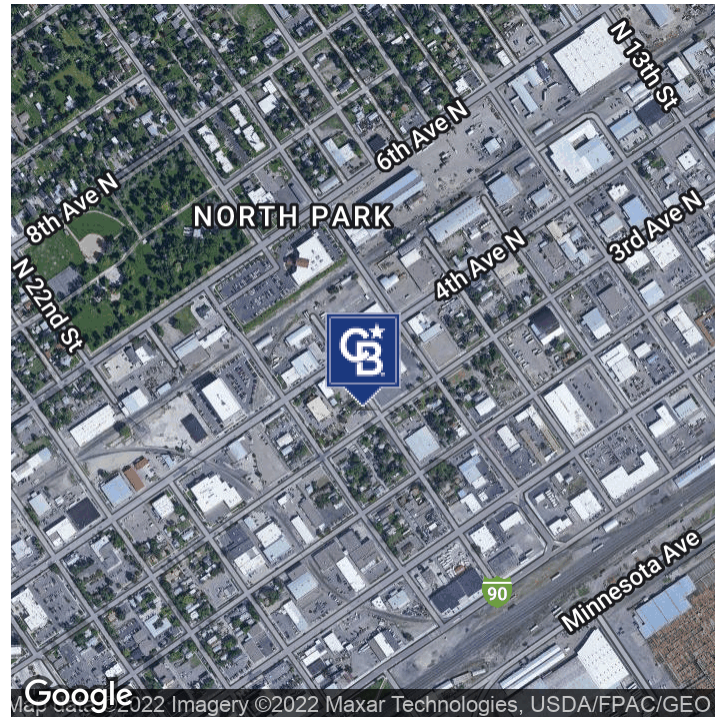


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OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	1,248 SF
Lot Size:	10,500 SF
Price / SF:	\$200.32
Zoning:	East Billings Central Works

PROPERTY OVERVIEW

1248 SF restaurant space
10,500 SF lot

PROPERTY HIGHLIGHTS

- Walk-in cooler
- Several new fixtures
- Ample parking

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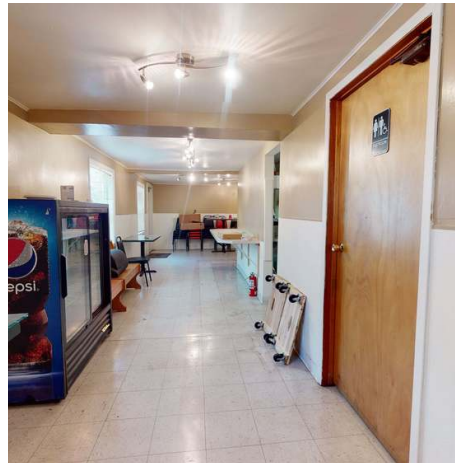


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PHOTOS

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MAP

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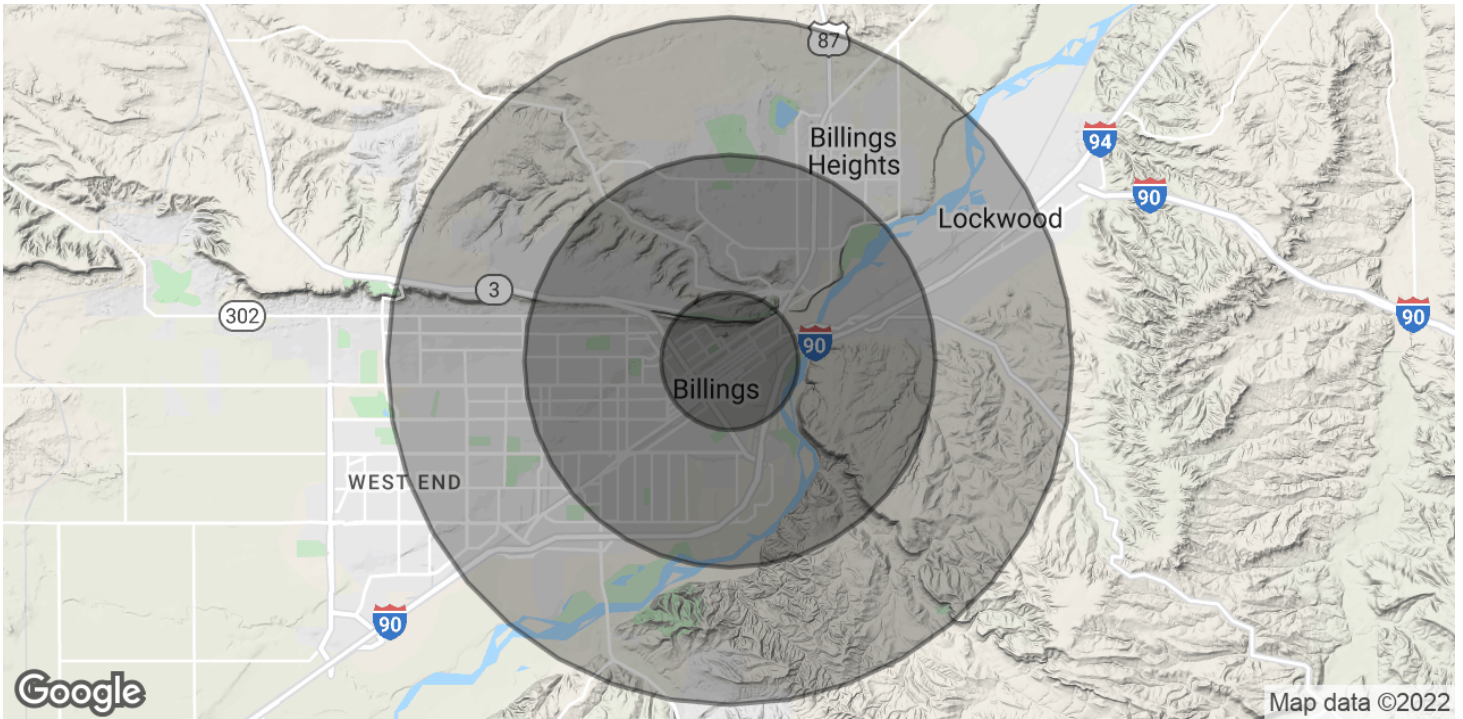


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DEMOGRAPHICS

304 NORTH 19TH STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,511	54,292	95,994
Average Age	35.6	34.8	35.4
Average Age (Male)	35.7	33.8	34.0
Average Age (Female)	34.8	36.3	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,923	22,990	40,470
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$36,853	\$50,237	\$53,323
Average House Value	\$157,088	\$149,166	\$158,291

* Demographic data derived from 2010 US Census

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TODD SHERMAN

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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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