

SALE

J WASH CAR WASH
504 W Front Ave Joliet, MT 59041



SALE PRICE

\$450,000

Shaylee Green

406 208 7723

shaylee@cbcmontana.com

Todd Sherman

406 570 8961

todd@cbcmontana.com

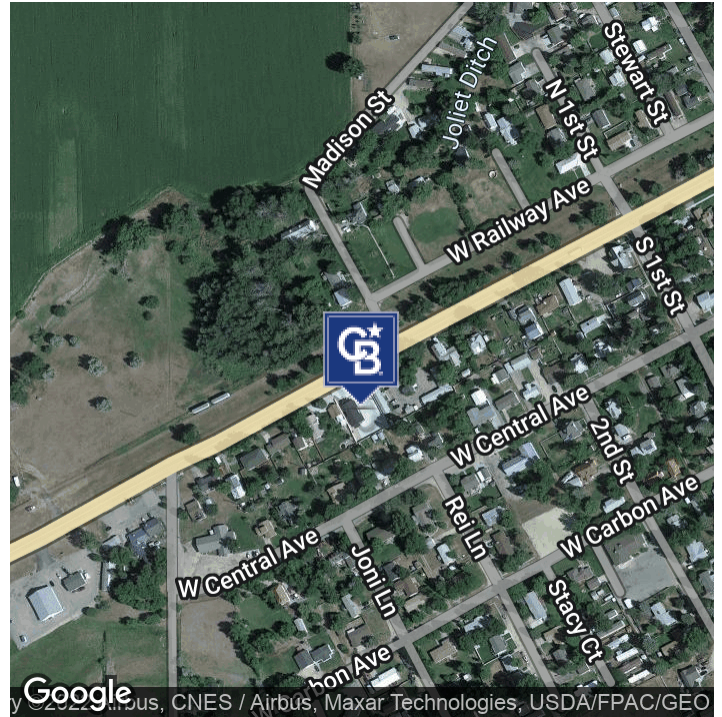


**COLDWELL BANKER
COMMERCIAL**
CBS

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PROPERTY DESCRIPTION

“MOTIVATED SELLER!”

“Seller financing available with \$100,000 down, 4% interest, and 24 months. Buyer must qualify with seller and final terms to be Year Built : 2017

Land : 14,375 SF

Building : 1800 SF

Taxes : \$2270

Technology: Online Ability to run the systems and or reset the machine from anywhere by the push of a button.

Car wash building is on the main street in Joliet with significant Highway traffic. Owner maintains the systems and will train. Possible seller financing available. Dog wash Station inside and Vacuums onsite are unique additions and local favorites to the main wash building. The property has 6in. concrete throughout and really nice vinyl fencing surrounding it.

OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	1,800 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	15	1,462	12,427
Total Population	38	3,607	31,923
Average HH Income	\$59,026	\$54,775	\$68,388

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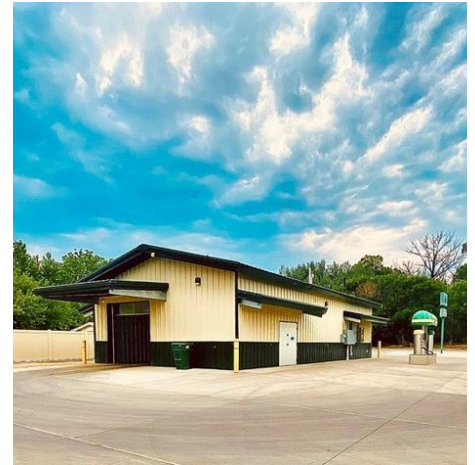
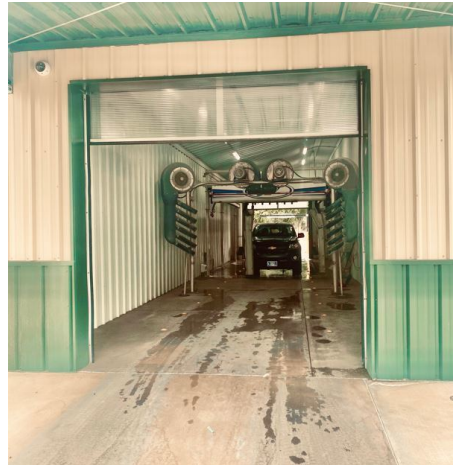


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MAP

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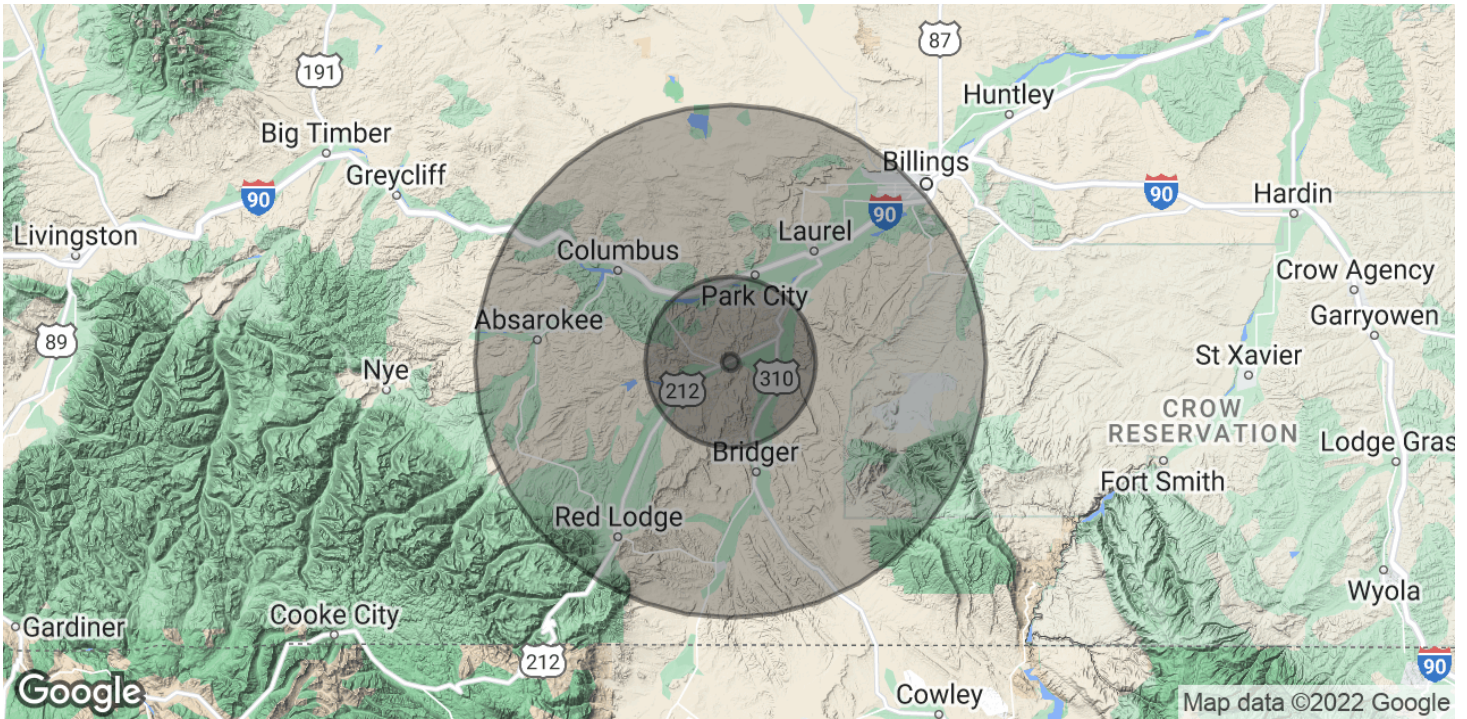
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DEMOGRAPHICS

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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	38	3,607	31,923
Average Age	47.3	46.2	42.0
Average Age (Male)	45.6	45.2	42.2
Average Age (Female)	49.8	47.7	41.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	15	1,462	12,427
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$59,026	\$54,775	\$68,388
Average House Value		\$171,285	\$259,590

* Demographic data derived from 2020 ACS - 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, 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. She is a Broker and is 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.

RECENT TRANSACTIONS

- \$3,000,000 in sales first twelve months.
- Accumulated \$18,000,000 +/- in total sales.
- Accumulated 1,507,200 sf leased retail, office, and industrial.
- Billings Athletic Club - \$1,000,000 *Whalen Tire - \$1,165,000
- 23 Unit Multifamily - \$850,000 and numerous Mobile home parks.
- Land sales -7 ac commercial park, 4-15 acres industrial land, 10-20 ac recreational land, 1 ac Downtown parcel.
- Estate sales including 6+ family members. 4 transactions.
- Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services
- Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Brookstone Monument, J-Wash Carwash.

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TODD SHERMAN

Comm Sales Associate

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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.

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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