

# SALE / LEASE

## OFFICE BUILDING INVESTMENT

2442 1st Ave N Billings, MT 59101



**SALE PRICE**           \$399,000

**LEASE RATE**         \$1,495.00 per month

**Todd Sherman**  
O: 406 656 2001 | C: 406 570 8961  
todd@cbcmontana.com

**Shaylee Green**  
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## OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$1,495.00 per month (Gross)
Building Size:	4930 SF
Above ground:	3432 SF
Basement #1:	900 SF
Basement #2:	598 SF
Available SF for lease:	1,950 SF
Lot Size:	3,500 SF
Renovated:	1990
Zoning:	Central Business District
Taxes:	\$4232 yr
Parking:	Open or lease for \$25mo
Traffic Count:	15,000 day

## INVESTMENT OVERVIEW

### PRICE REDUCED

Was \$495,000

NOW \$399,000

50% occupied - \$1500 month tenant is Riverstone Health with 2 years with escalators and 5 year extensions. They may wish to expand.

50% vacant available for lease – see lease info below.

The historical rents were \$1500 month for both suites. \$36,000 yr gross rents.

\*Approximate conservative net income would be \$30,000 yr. 6% cap rate at \$399,000.

## FOR LEASE - VACANT

- 7 private offices, Break Room, & Storage downstairs
- Conference Room, Lobby, & His and Her separate bathrooms
- Landlord pays water and gas. Tenant pays electric.
- 50% vacant available for lease – see lease brochure. 7 private offices with conference room.
- Open parking or lease parking for \$25 month.
- 6% cap rate, Seller Financing Available

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,950 SF	Lease Rate:	\$1,495.00 per month +Util

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2442 1st Ave N	Available	1,950 SF	Gross	\$1,495 per month	Office Space

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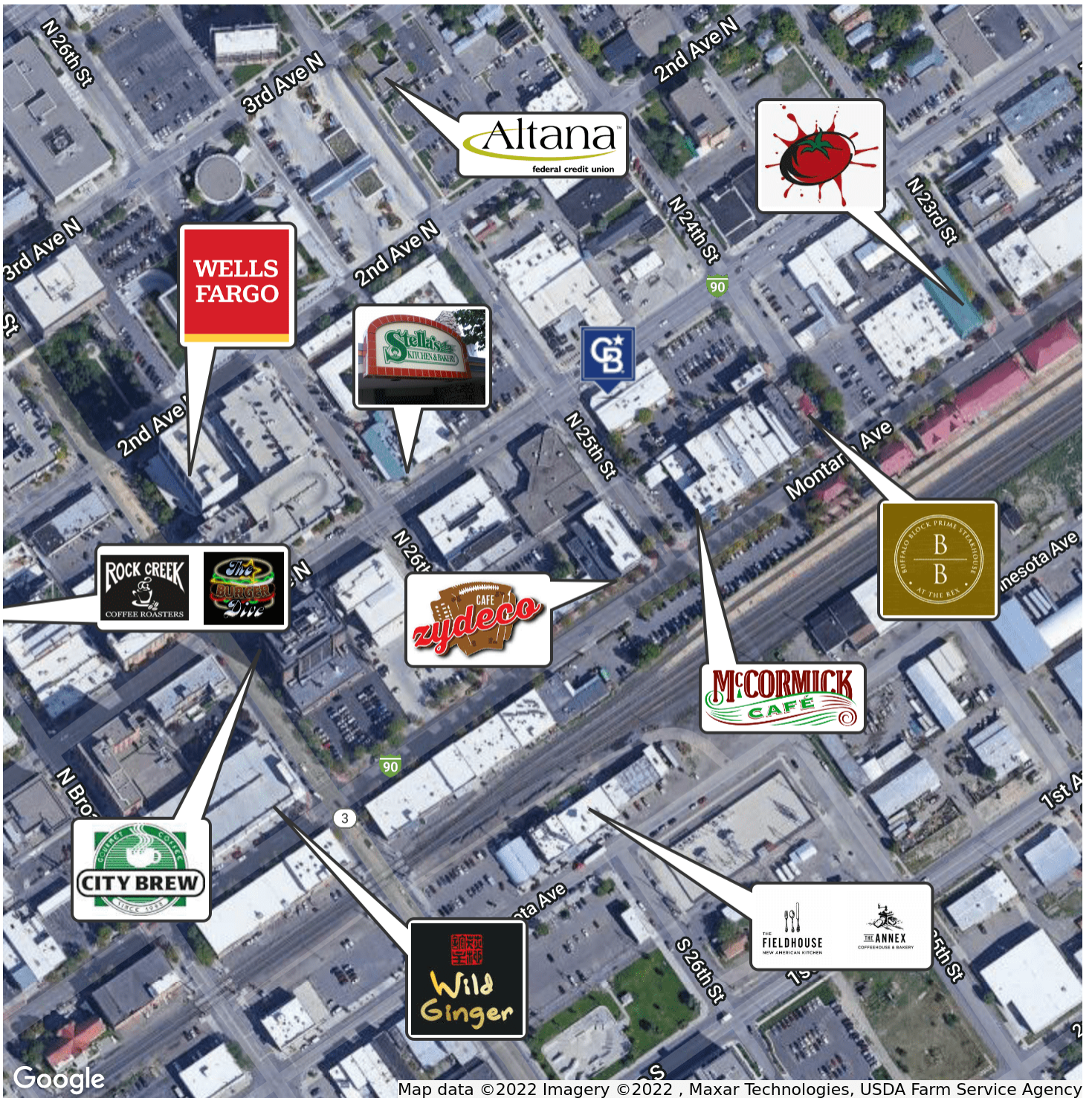
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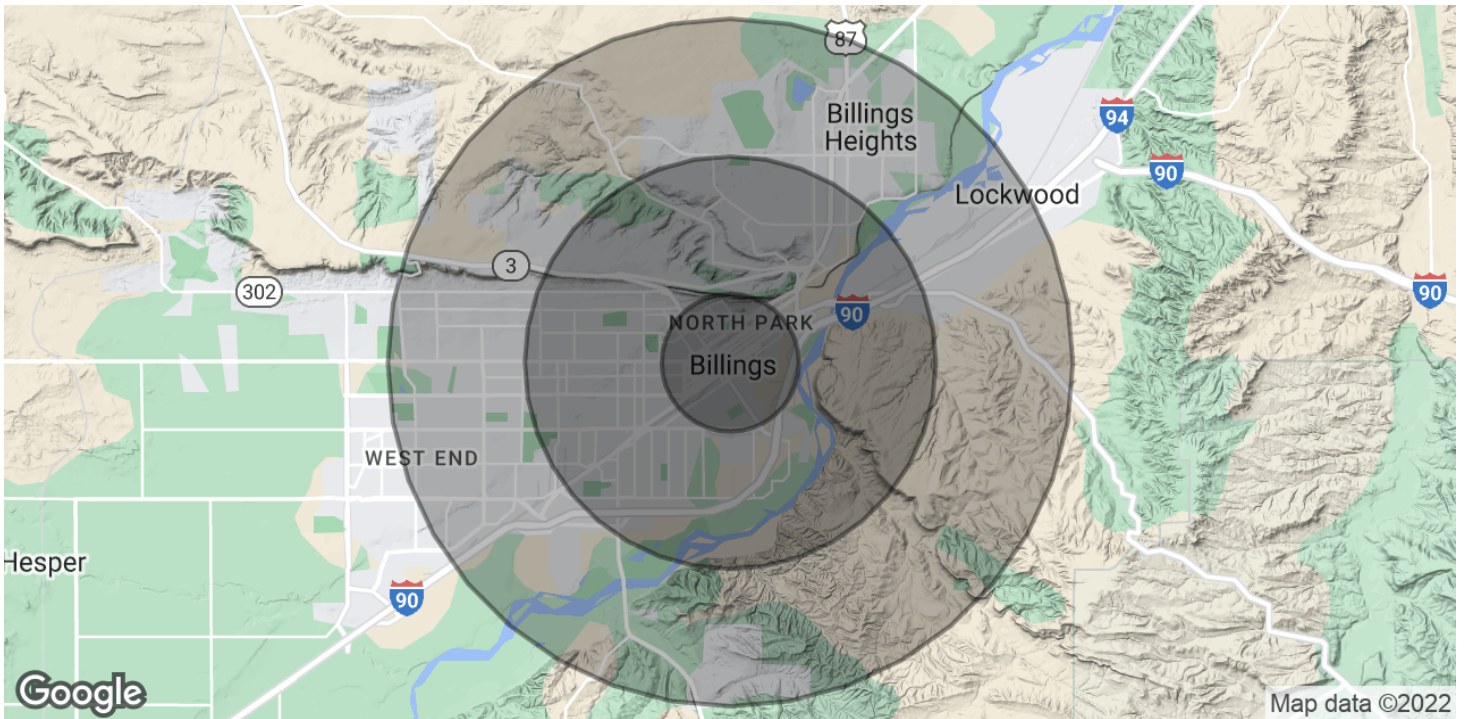
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,748	55,714	99,056
Average Age	35.6	34.5	35.7
Average Age (Male)	35.3	33.4	34.3
Average Age (Female)	35.0	36.2	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,446	23,730	41,926
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$36,257	\$50,137	\$53,616
Average House Value	\$169,647	\$149,506	\$159,884

\* Demographic data derived from 2020 ACS - US Census

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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.

## 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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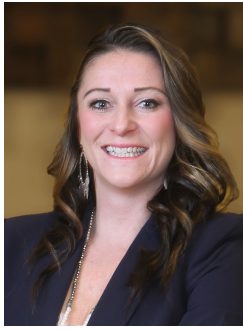
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## SHAYLEE GREEN

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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