

SALE

348 NALL AVE

Billings, MT 59101



SALE PRICE

\$549,000

Todd Sherman
Comm Sales Associate
406 570 8961
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MT #54530

Shaylee Green CCIM
Broker
406 208 7723
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OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	5372 SF
Lot Size:	67,518 SF
Price / SF:	\$114.38
Year Built:	1968
Renovated:	1984
Zoning:	I1- Light Industrial Outside City Limits

PROPERTY OVERVIEW

Retail/Office with large shop and plenty of yard space
Great I 90 Exposure
2800 SF Shop/Warehouse
1100 SF Office with 2 bathrooms
900 SF Multi-use Storage with OH Doors
572 SF Attached Utility Rooms (3) with OH Doors
Large Mezzanine

PROPERTY HIGHLIGHTS

- 2 air compressors & 3 hoists
- Shop plumbed for compressed air w/ 240 gal air receiver tank
- 360° swivel crane with 3 ton trolley
- Chain link fence and graveled yard space
- 8-10 truck parks plus 1.5 AC yard space
- Septic, City Water, Natural Gas
- Radiant Heat
- 16 ft sidewall height
- 14 ft overhead pull through doors
- 3 phase power, 400 amp service

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MAP

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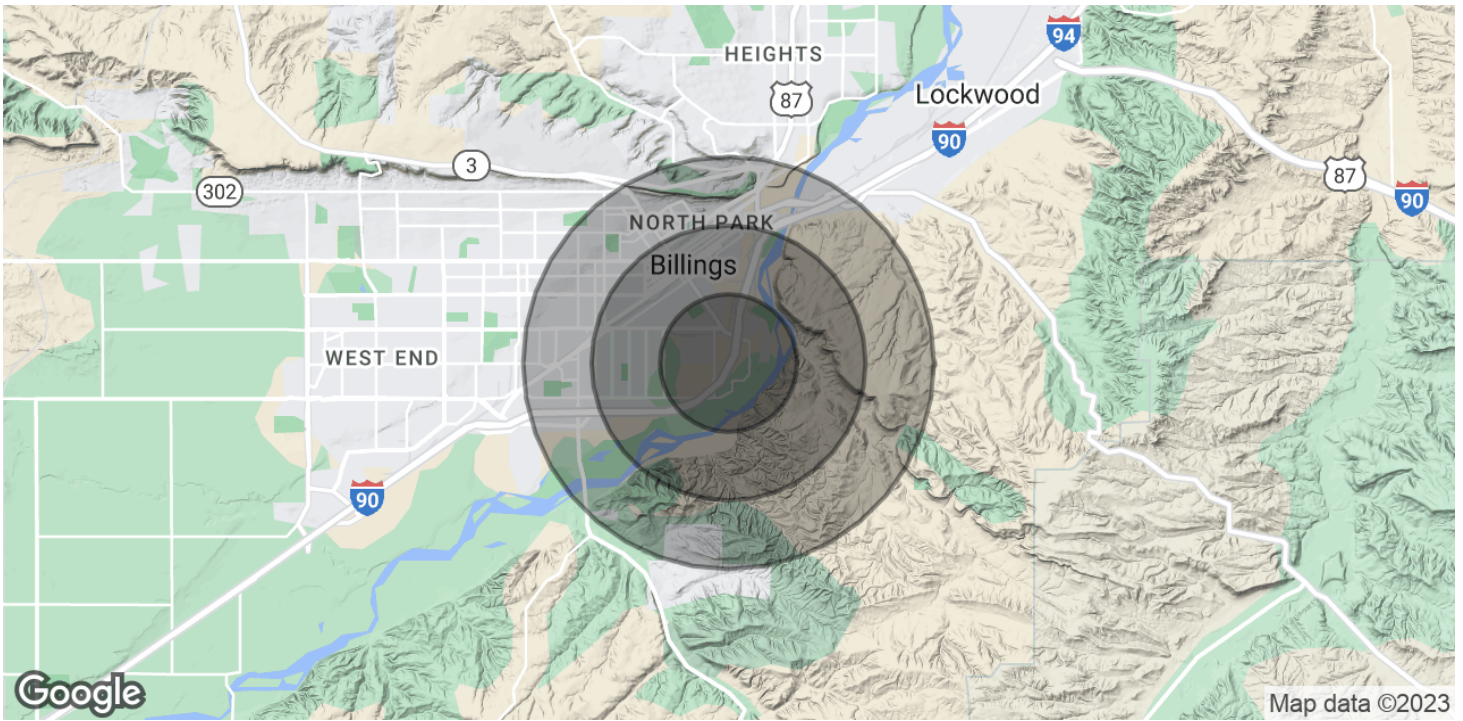


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DEMOGRAPHICS

348 NALL AVE

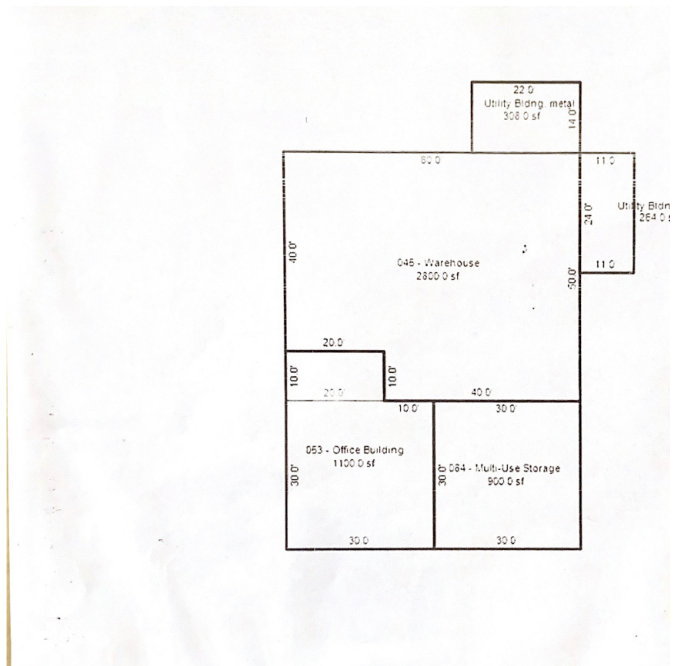
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,017	14,236	32,378
Average Age	38.7	36.8	35.1
Average Age (Male)	37.4	35.2	33.8
Average Age (Female)	43.1	39.5	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,276	6,412	15,676
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$42,271	\$51,070	\$54,300
Average House Value	\$160,784	\$158,415	\$184,565

* Demographic data derived from 2020 ACS - US Census



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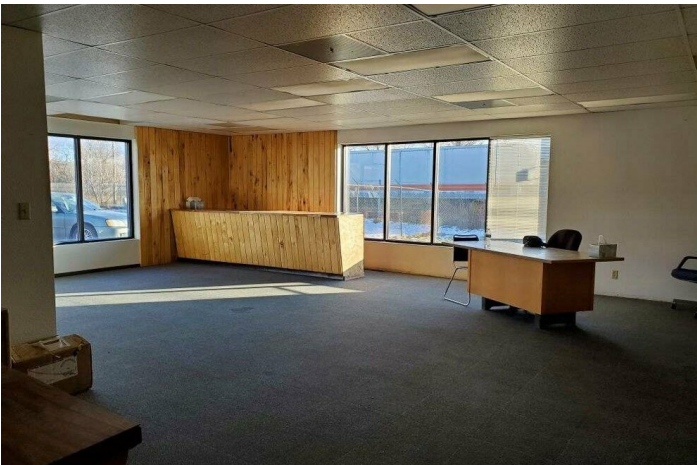
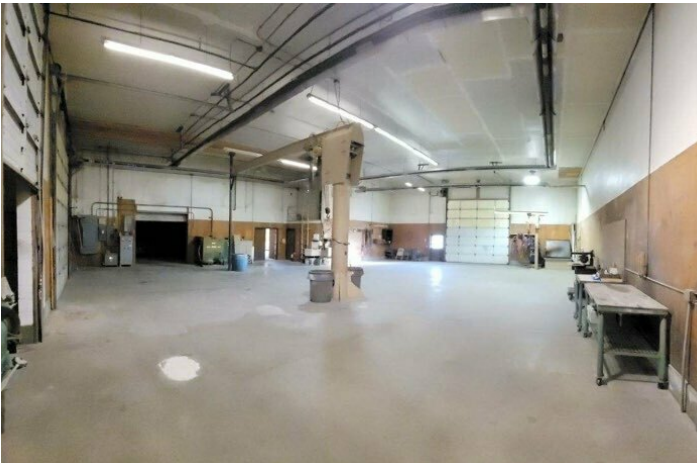
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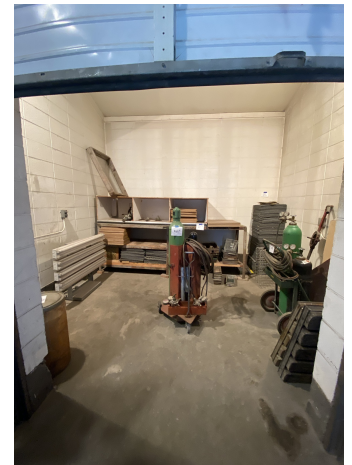
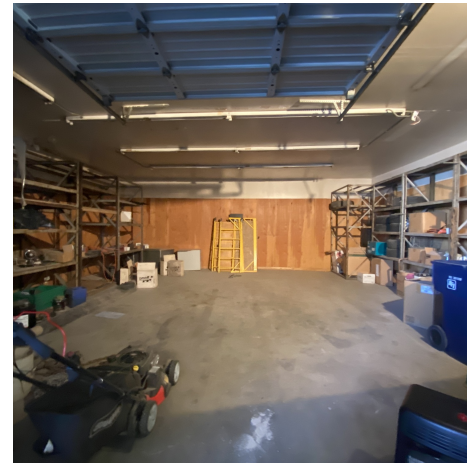


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TODD SHERMAN

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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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

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.

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

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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