

# SALE

4800 HELFRICK RD

Billings, MT 59101



**SALE PRICE**

**\$899,000**

---

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

# SALE

4800 HELFRICK RD

Billings, MT 59101



## OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	13,634 SF
Lot Size:	13,634 SF
Price / SF:	\$65.94
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Building 1 - lot 2  
72 ft long Truck Scale  
2688 SF Main Building/Open Storage  
7.326 AC  
Electric heat  
10 ft OH doors  
1818 sf paving  
220 volt power  
Window AC Unit  
Steel Roof  
120 SF Office

Building 2 - Lot 3  
5760 SF - Shop with Office  
Built 1998/Remodel 2000  
Large Shop  
\*Approximately 48 sf x 90 sf with massive mezzanine storage  
2160 SF Office - Fully finished, conference room, 5 offices, bathrooms.  
Multiple outbuildings  
6 RV Spots  
640 SF Office trailer on blocks all finished

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001

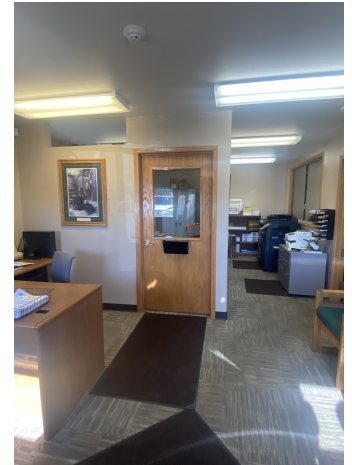


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# PHOTOS

4800 HELFRICK RD

Billings, MT 59101



Shaylee Green  
406 656 2001

Todd Sherman  
406 656 2001

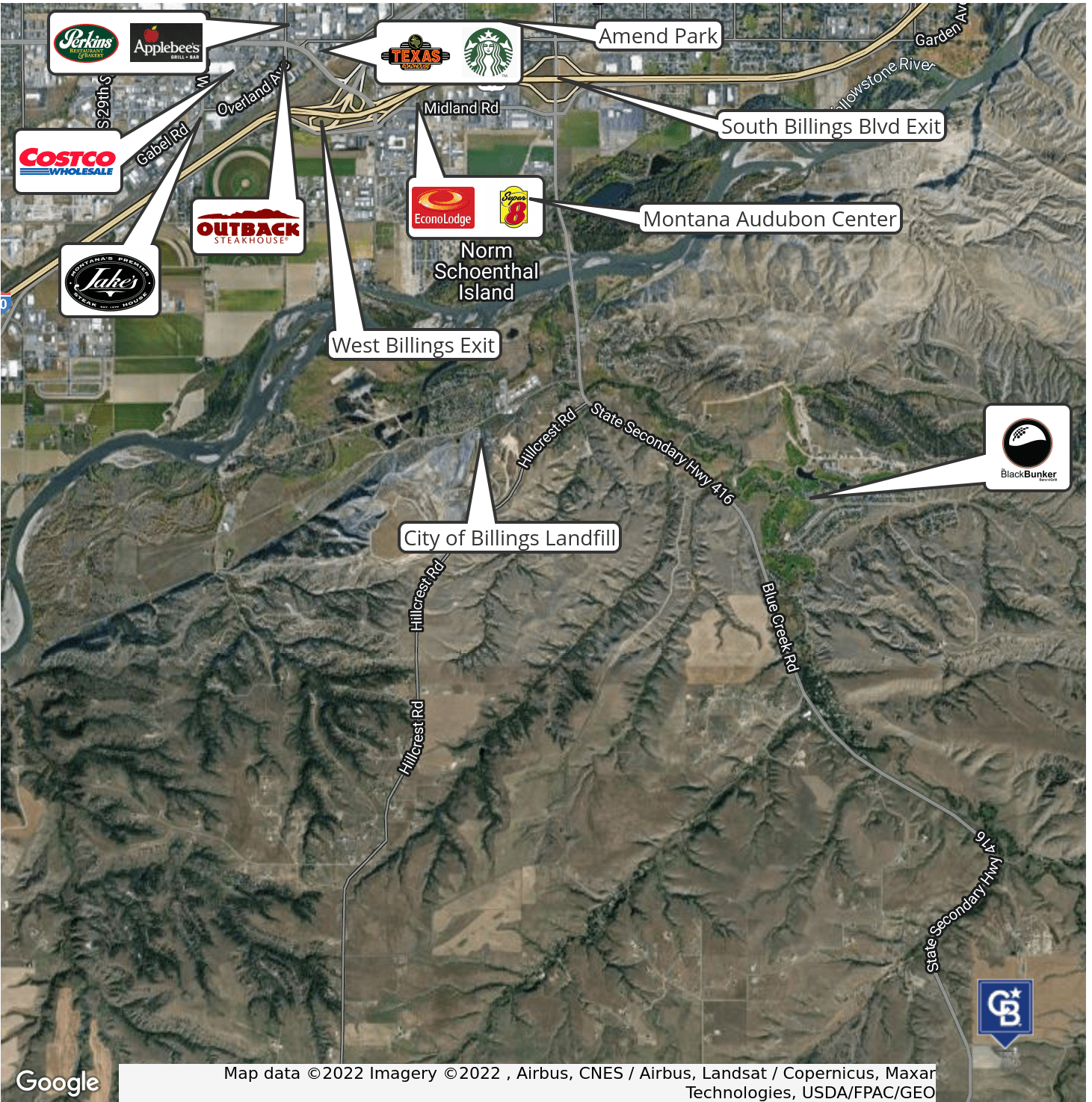


COLDWELL BANKER  
COMMERCIAL  
CBS

# MAP

## 4800 HELFRICK RD

Billings, MT 59101



Google

Map data ©2022 Imagery ©2022, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001

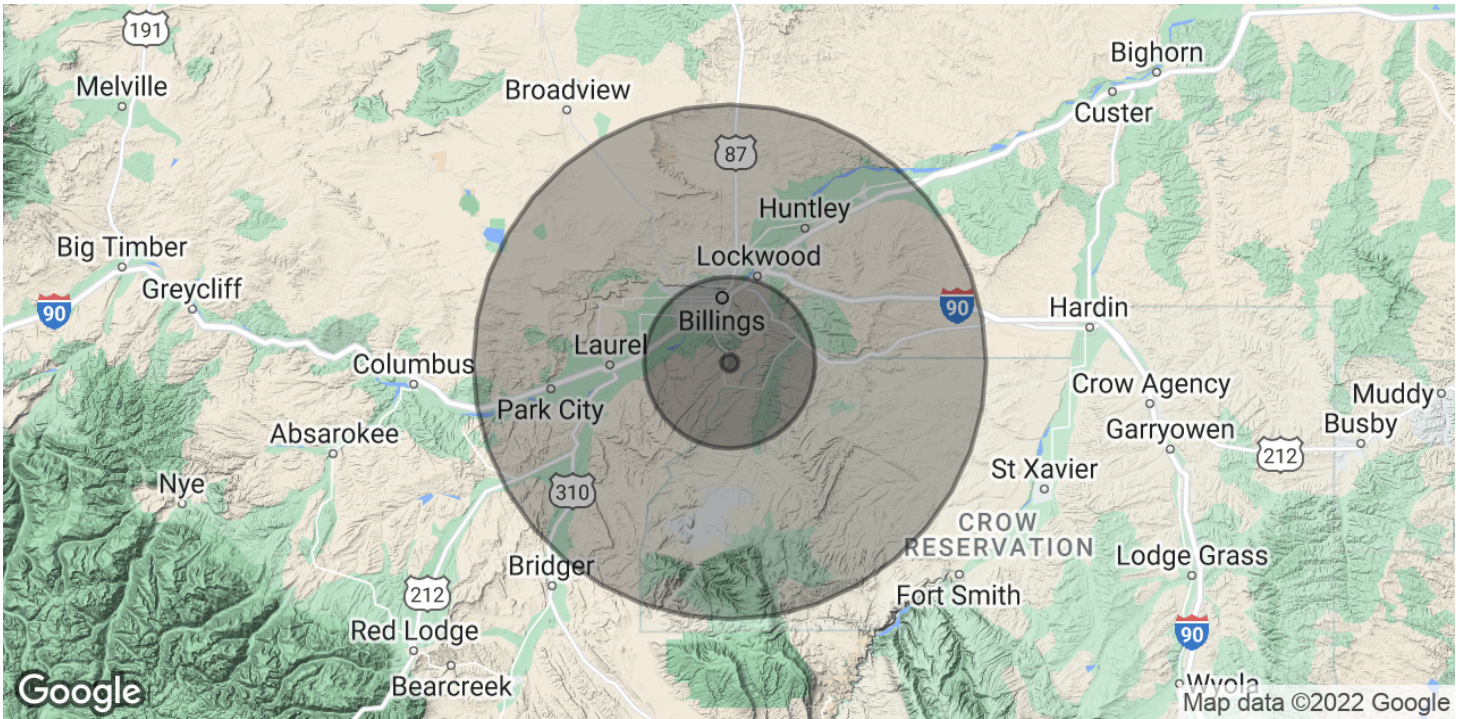


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# DEMOGRAPHICS

**4800 HELFRICK RD**

Billings, MT 59101



<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Population	23	86,935	164,444
Average Age	32.2	38.7	39.8
Average Age (Male)	35.3	37.0	39.0
Average Age (Female)	29.0	40.2	40.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total Households	9	41,280	74,323
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$76,085	\$71,773	\$81,086
Average House Value	\$258,184	\$224,160	\$248,606

\* Demographic data derived from 2020 ACS - US Census

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS



### 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.

#### CBS

1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

Shaylee Green  
406 656 2001

Todd Sherman  
406 656 2001



COLDWELL BANKER  
**COMMERCIAL**  
CBS



## 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

1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS