

SALE

FOOD AND BEVERAGE KIOSK

24th & Broadwater Billings, MT



SALE PRICE

\$66,000

Shaylee Green

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com

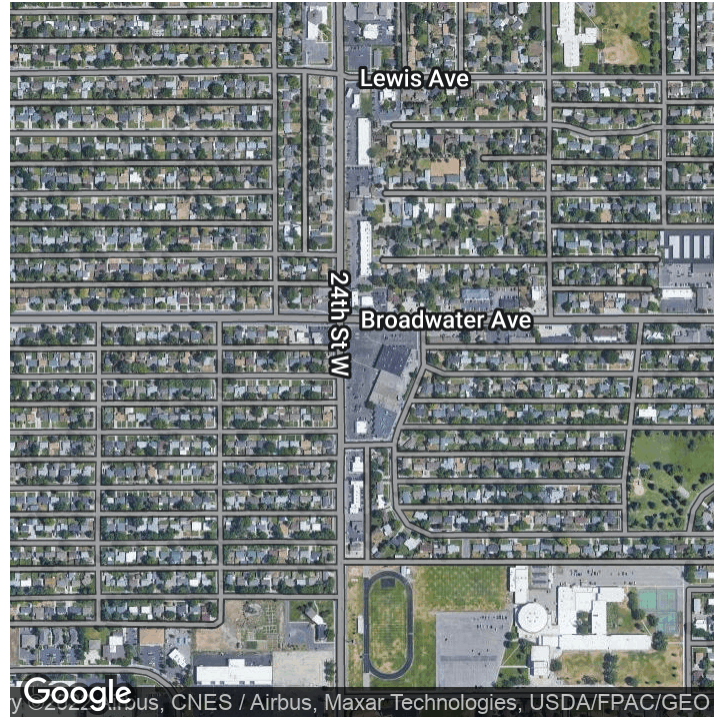


**COLDWELL BANKER
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OFFERING SUMMARY

Sale Price:	\$66,000
Building Size:	64 SF
Year Built:	2004
Size	8x8 SF
Traffic Count	25,000 Cars/Day

PROPERTY OVERVIEW

Coffee Kiosk For Sale at Prime Location

PROPERTY HIGHLIGHTS

- Steel frame and new flooring
- Fork lift holes to move if buyer desires
- Huge value as its hard to get temp city permits
- Does not have to move from site
- Ground lease must be renegotiated with landlord
- Power is NEW and about \$100-180 Month
- Spectrum was previously willing to do construction to bring internet
- Meets City Code
- Equipment inside stays – fridge, sinks,
- New flooring recently
- Recent Sales comp was \$80,000 for similar unit.
- Mountain Mudd branding must be rebranded by buyer.

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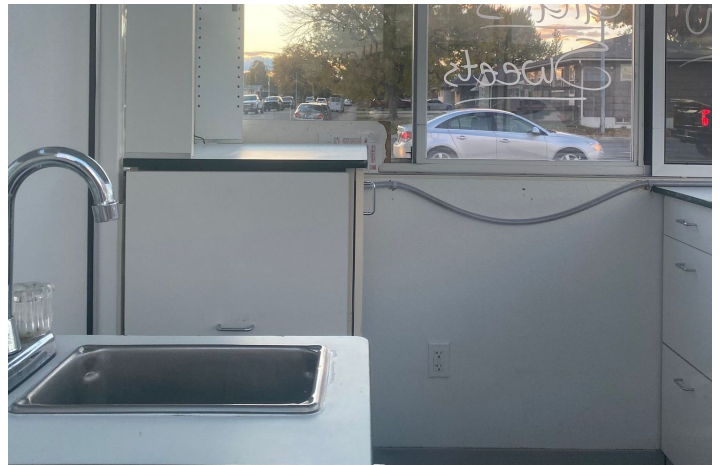


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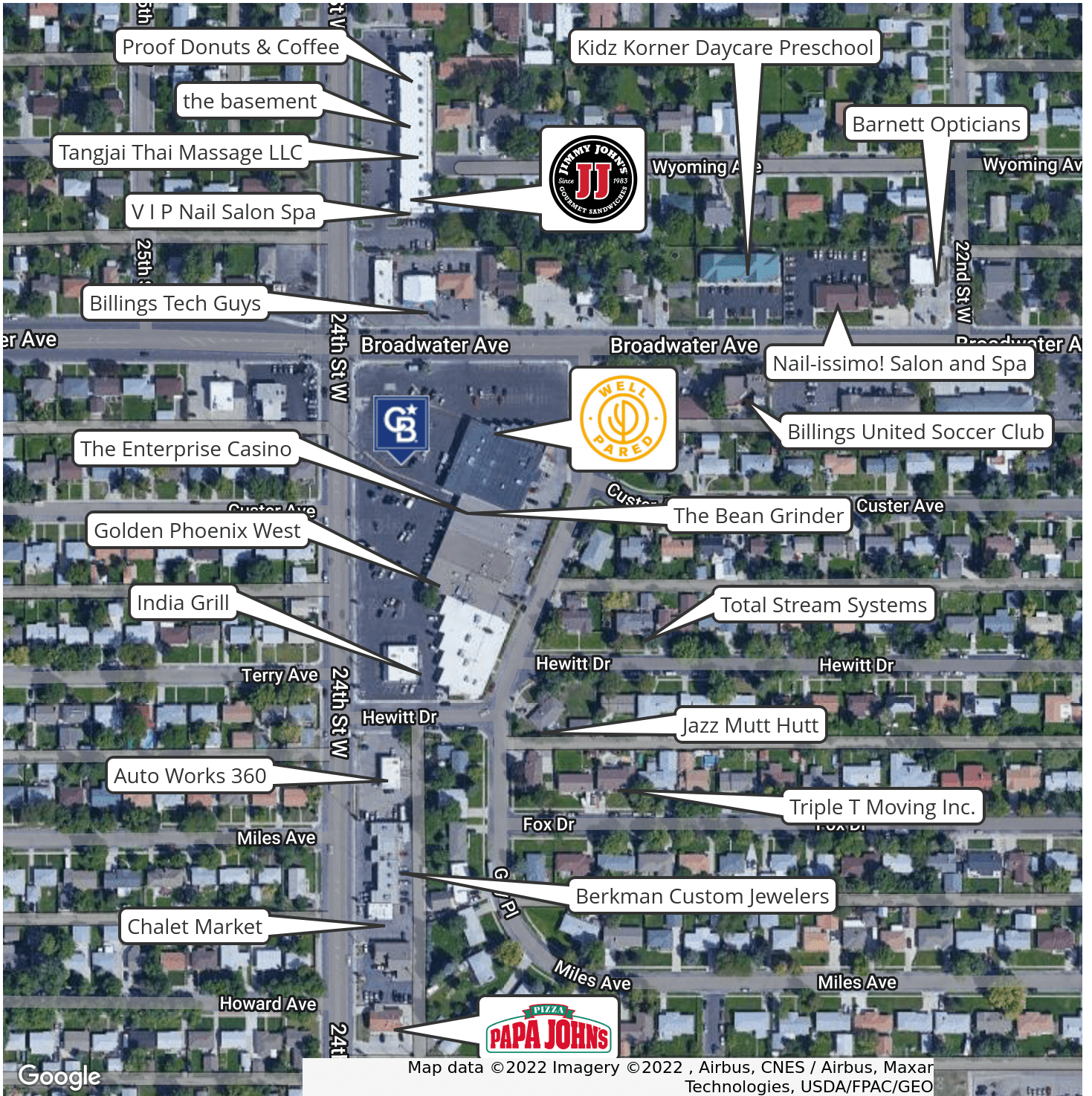


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MAP

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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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1215 24th Street Suite 240
Billings, MT 59102
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