

# FOR SALE

## 134 GRAND AVENUE

Billings, MT 59101



**SALE PRICE**

**\$545,000**

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**Shaylee Green CCIM**

406 208 7723

shaylee@cbcmontana.com

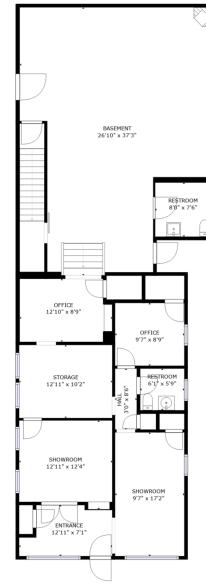


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# SALE

## 134 GRAND AVENUE

Billings, MT 59101



GROSS INTERNAL AREA  
FLOOR 1: 1851 sq. ft. FLOOR 2: 980 sq. ft.  
TOTAL: 2831 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### PROPERTY DESCRIPTION

Retail/Office building with Apartment for sale

### OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	4,048 SF

### VIRTUAL TOUR

<https://my.matterport.com/show/?m=9t3aaE1q3xF>

### PROPERTY HIGHLIGHTS

- 960 SF Office/Retail area on Grand Ave
- 1064 SF Retail (Currently photography studio)
- 1064 SF Apartment - 2 bed/1 full bath with full kitchen with lots of remodel and upgrades
- 900 SF Basement with washer dryer hookups and vented room to exterior
- Zoned Neighborhood Office
- Taxes \$1882 yr 2022
- 1930 Built
- Total exterior and interior major systems remodel 2019-2023 (Siding, roof, electrical, plumbing, flooring, carpet, paint, appliances)
- 2 public bathrooms
- Off street parking spaces
- Shed and New flower beds
- Signage on Grand ave
- 25,000+/- cars a day traffic
- Centrally located

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# STUDIO PHOTOS

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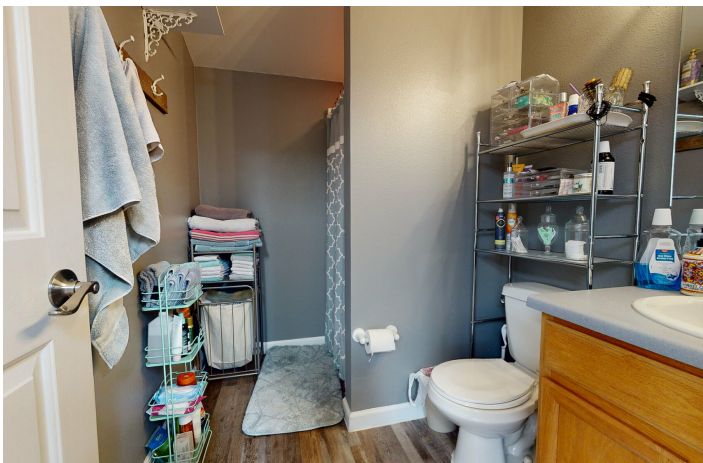
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# 2 BEDROOM/1 BATH APARTMENT

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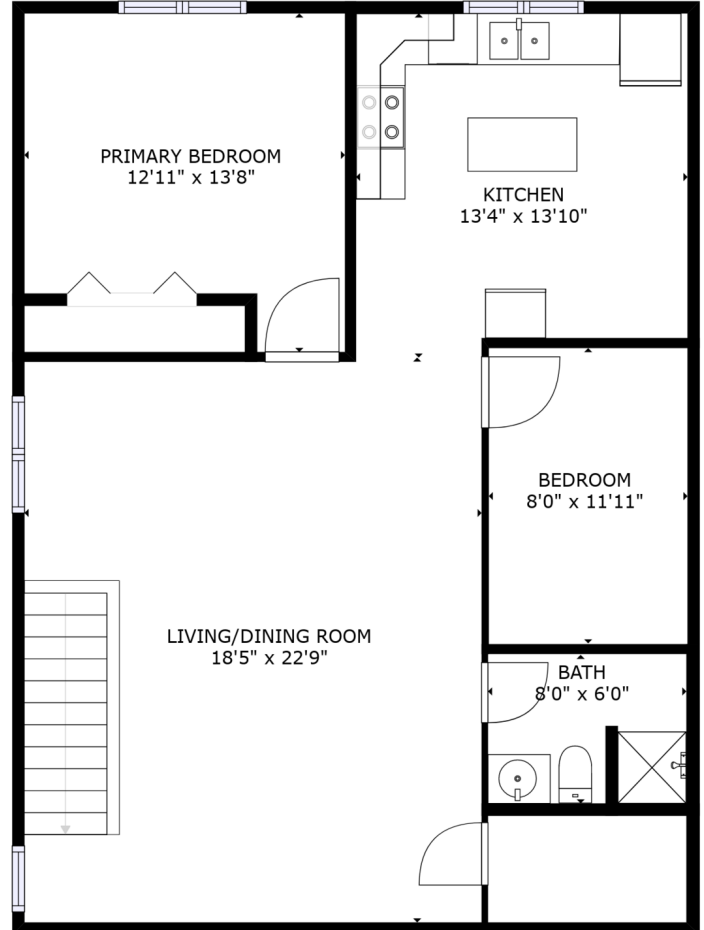


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# FLOOR PLANS

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# MAP

## 134 GRAND AVENUE

Billings, MT 59101



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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.

### CBS

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