

# SALE

**1848 RIMROCK RD**

Billings, MT 59102



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**Kyle Schlichenmayer, CCIM**  
406 698 1899



**COLDWELL BANKER**  
**COMMERCIAL**  
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# SALE

## 1848 RIMROCK RD

Billings, MT 59102



### PROPERTY DESCRIPTION

Welcome to 1848 Rimrock Rd, a unique property that offers the perfect blend of residential and office space in one of Billings' most desirable areas. This property has been used as both a residence and office for the LDS Church, and is now ready to welcome its new owners.

The property boasts 6,813 square feet of total space and also has a 2 car garage and an additional storage shed with overhead door. Sitting on 1.313 acres, there is additional space for expansion.

Built in 1963, the property has undergone some updates over the years, making it a comfortable and functional space for both residential and office use. The property is currently zoned P2 for Public, Civic and Institutional use, providing flexibility for future owners.

The main level of the property is split between residential and office use, with approximately half of the space set up as the primary residence featuring a full kitchen and washer/dryer hookups, and the other half set up as offices. The upper level consists of living space on both sides, with a walk out balcony along the North and South sides. As it currently sits, the property has a total of 8 bedrooms, 7.5 bathrooms, 2 living rooms, 6 offices, file storage room and open reception area.

Don't miss this unique opportunity to own a property with potential in a desirable location. Schedule a tour today and see all that 1848 Rimrock Rd has to offer!



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## OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	1.313 Acres
Building Size:	6,813 SF
Type:	Residential/Office
Zoning:	P2 - Public, Civic and Institutions

## PROPERTY DETAILS

- 8 bedrooms
- 7.5 bathrooms
- 2 living rooms
- 6 individual offices
- Reception/open area
- File storage room
- Full kitchen
- Washer/dryer hookups in mud room
- Detached 2 car garage with additional storage rooms
- Detached shed with overhead door
- 15 off street parking spaces

## VIRTUAL TOURS

Residential: <https://my.matterport.com/show/?m=HubysyQMA2s>

Office: <https://my.matterport.com/show/?m=RhGjQ2U9XkQ>

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# PHOTOS

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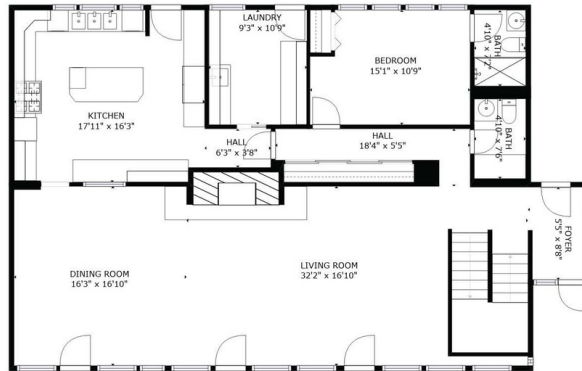
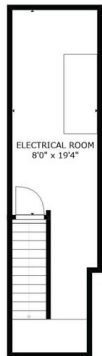
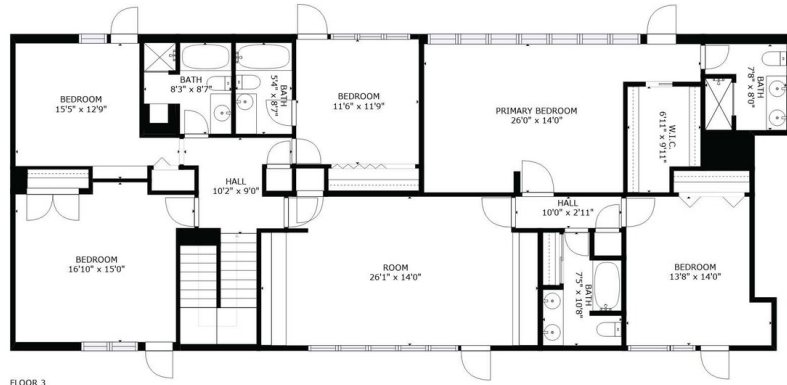
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# RESIDENTIAL FLOOR PLAN

1848 RIMROCK RD

1848 Rimrock Rd Billings, MT 59102



GROSS INTERNAL AREA  
FLOOR 1: 250 sq. ft, FLOOR 2: 1662 sq. ft  
FLOOR 3: 1999 sq. ft  
TOTAL: 3910 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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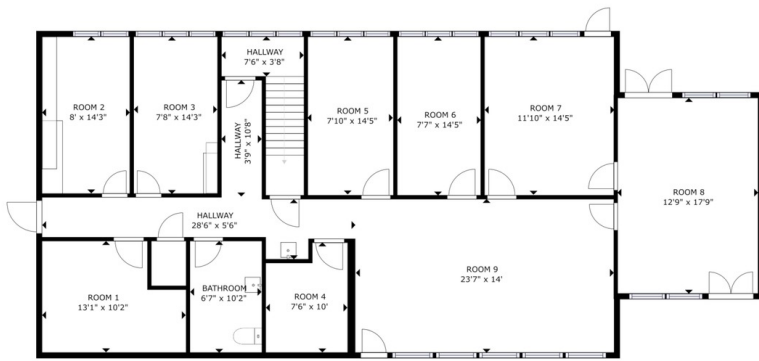


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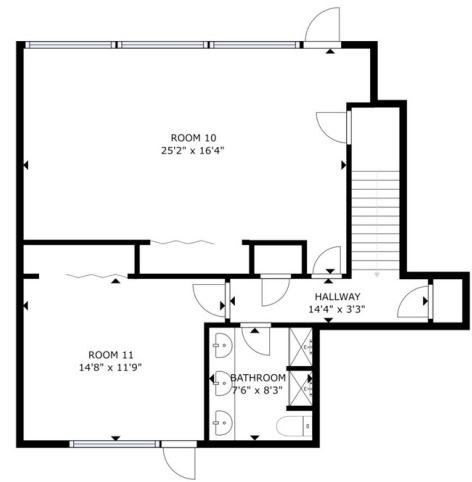


# OFFICE FLOOR PLAN

**1848 RIMROCK RD**  
1848 Rimrock Rd Billings, MT 59102



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1722 sq ft, FLOOR 2: 727 sq ft  
TOTAL: 2449 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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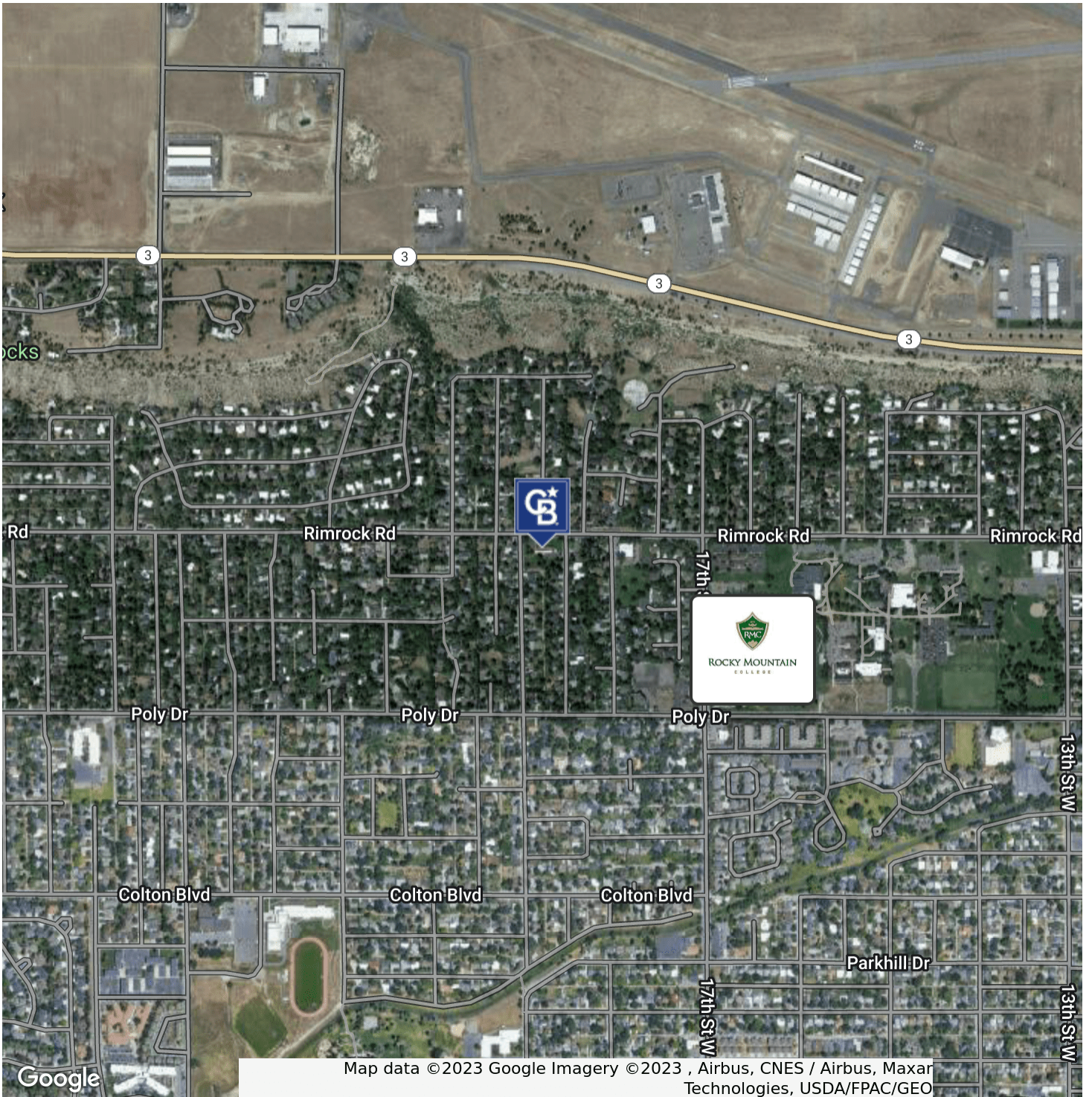


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# MAP

## 1848 RIMROCK RD

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**KYLE SCHLICHENMAYER, CCIM**

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MT #RRE-RBS-LIC-70693

### PROFESSIONAL BACKGROUND

Meet Kyle Schlichenmayer, a highly skilled commercial real estate agent with a passion for helping his clients achieve their investment goals. With a CCIM designation and four years of experience in the industry, Kyle has quickly established himself as a go-to resource for buyers, sellers, and investors in his local market.

During his career, Kyle has successfully closed 97 transactions totaling just under \$27 million in sales and leasing. Additionally, he has completed 63 evaluations for local banks and clients, giving him a deep understanding of the local market and its trends. In 2022, Kyle received the Bronze Circle of Distinction Award from Coldwell Banker Commercial. This honor is bestowed upon the top-ranking producers among all Coldwell Banker Commercial professionals.

Kyle's expertise lies in assisting clients with buying and selling investment properties, as well as helping local businesses expand their footprint through leasing and sales. He has a track record of successful transactions, including notable deals such as a 25,000 square foot office sale, a 16,000 square foot office purchase, a 24,000 square foot industrial purchase, a 78 acre land sale, a 24,000 square foot industrial lease, and multiple net investment sales with Tenants such as Starbucks and Bravera Bank. He also facilitated the purchase of a well-established, long-time community bar/restaurant and casino.

When he's not busy helping his clients achieve their real estate goals, Kyle enjoys pursuing his hobbies. During the winter, he can be found snowboarding on the slopes of Montana, while the rest of the year he enjoys golfing. He also loves spending time on the mountain trails throughout Montana with his wife and 2 children.

Kyle's commitment to excellence, combined with his extensive industry knowledge and experience, make him an ideal partner for anyone looking to buy, sell, or invest in commercial real estate. Whether you are looking for your first investment property, seeking to build your portfolio or expand your business footprint, Kyle has the expertise to help you achieve your goals.

### EDUCATION

B.S. in Business Administration from the University of Montana  
CCIM (Certified Commercial Investment Member)

### MEMBERSHIPS

Montana Association of Realtors  
CCIM - Montana Chapter

