

SALE

4148 1ST AVENUE SOUTH

Billings, MT 59101



PROPERTY DESCRIPTION

For Sale - \$499,000

For Lease - \$8.50 SF year NNN

OFFERING SUMMARY

Lot Size:	30,000 SF
Building Size:	20,000 SF

PROPERTY HIGHLIGHTS

- 17880- 20,000 SF easterly portion of property will be surveyed and sold separately prior to closing.
- 3 Docks
- OH Doors - (2) 8ft x 10 ft - (2) 10ft x 12 ft with interior dock high floor
- Some parking available TBD how much and where
- Mostly Cold Storage
- Electrical and lighting throughout
- Not insulated
- 3,000 SF Finished Space inside with drywall and wired for heat could be used as office.
- 20 X 40 - Room with Man door
- Traffic counts - 8,000 +/-
- Ingress/ Egress for Semis and Box Trucks
- No bathrooms or water

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com

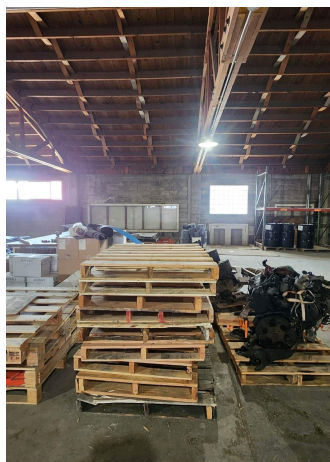
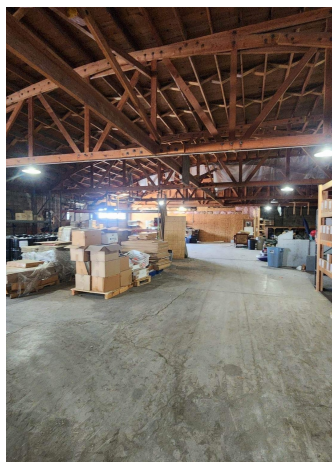


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SHAYLEE GREEN CCIM

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

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