

# SALE

## 220-248 NALL AVENUE

Billings, MT 59101



### PROPERTY DESCRIPTION

5 Acres industrial Land - For Sale  
\$1,195,000

### LOCATION DESCRIPTION

Area is mixed use with multifamily, industrial and residential uses. County quietness and off grid location can be great for a lot of uses. Renters enjoy the peace and quiet. Sellers used to live onsite and have an automotive business located on the cement pad site area prior to a fire that took the building down. Sellers will consider Seller financing.

### PROPERTY HIGHLIGHTS

- Seller Financing Terms available: \$150k down payment, 6.5% interest rate, 5 year balloon
- 5 AC Land (\*county tax is incorrect it says 6 AC )
- Light industrial zoning Outside City limits ( No Cannabis, too close to residential)
- 3 rentals with room for rent raise, raises Spring of 2024
- 50 x 100 Cement pad at 242 Nall with electrical, water available, septic installed. Could be RV parking
- Quiet area
- Highway frontage
- Taxes 2022 - \$4317
- Public Water - Very low bill
- Power - 110-220
- Separate septic for each home site.

### OTHER RESOURCES

[Matterport Tour of Main House](#)

Shaylee Green CCIM  
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# MAIN HOUSE

**240 NALL AVENUE**  
3 BED 2 BATH - RENTED \$1600 MONTH



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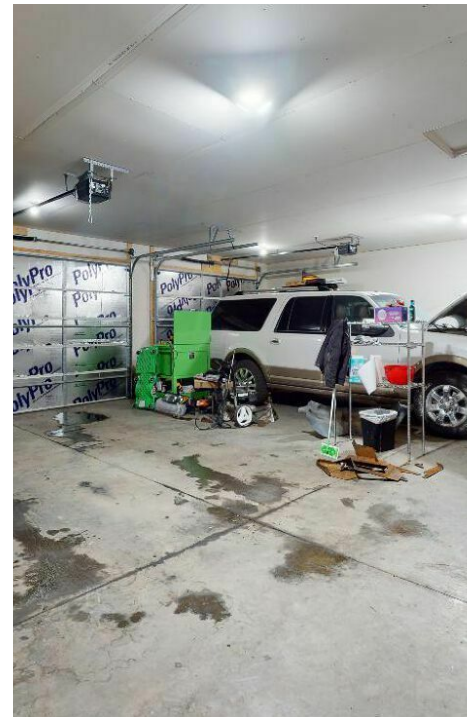
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# MAIN HOUSE

240 NALL AVENUE

3 Bed 2 Bath



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# SMALL HOUSE

248 NALL AVENUE

2 Bed 1 Bath



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# MOBILE

220 NALL AVENUE

3 bed 2 bath - \$800 month



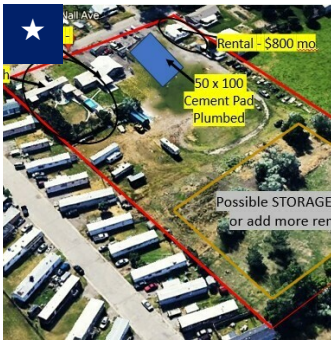
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# SALE

## 240 NALL AVENUE 240 Nall Avenue Billings, MT 59101



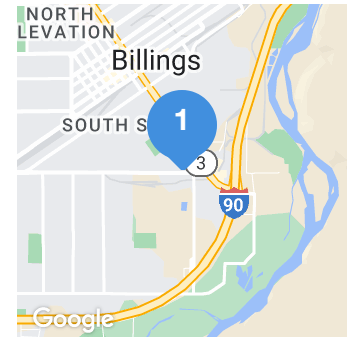
### 240 NALL AVENUE Billings, MT 59101

Price: \$1,195,000 Bldg Size: 3,500 SF  
Lot Size: 5 Acres



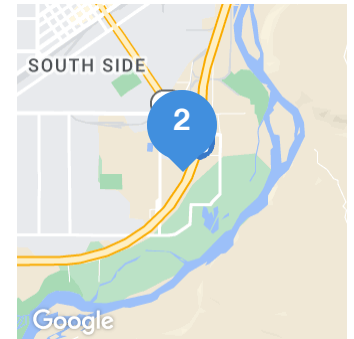
### 2907 STATE AVENUE Billings, MT 59101

Price: \$499,000 Lot Size: 0.42 Acres



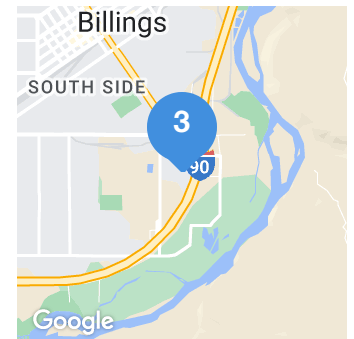
### 348 NALL AVENUE Billings, MT 59101

Price: \$550,000 Bldg Size: 4,800 SF  
Lot Size: 1.50 Acres



### 210 NALL AVENUE Billings, MT 59101

Price: \$1,000,000 Lot Size: 2.87 Acres



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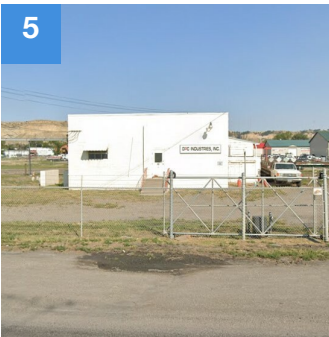
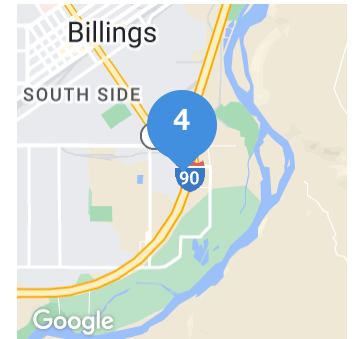
# SALE

## 240 NALL AVENUE 240 Nall Avenue Billings, MT 59101



### 145 NALL AVENUE Billings, MT 59101

Price: \$242,150 Lot Size: 1.00 Acres



### 41 SUGAR AVENUE Billings, MT 59102

Price: \$269,781 Lot Size: 1.71 Acres



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# SALE

## 240 NALL AVENUE

Billings, MT 59101



### 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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