

SALE

3042 KING AVE W

Billings, MT 59102



SALE PRICE

\$1,750,000

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com



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PROPERTY DESCRIPTION

Former Johnny Carinos and Mexican style restaurant use.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,750,000 |
| Lot Size: | 50,758 SF |
| Building Size: | 6,496 SF |

PROPERTY HIGHLIGHTS

- Zoning CMU2-Corridor Mixed Use 2
- 25,000 cars day traffic counts
- 92 +/- parking spaces
- Most FF&E onsite and transfers with real estate
- Excellent visibility
- Good Ingress and Egress
- Rare parcel on main corridor
- Seller open to build to suit or leasing but prefers to sell.

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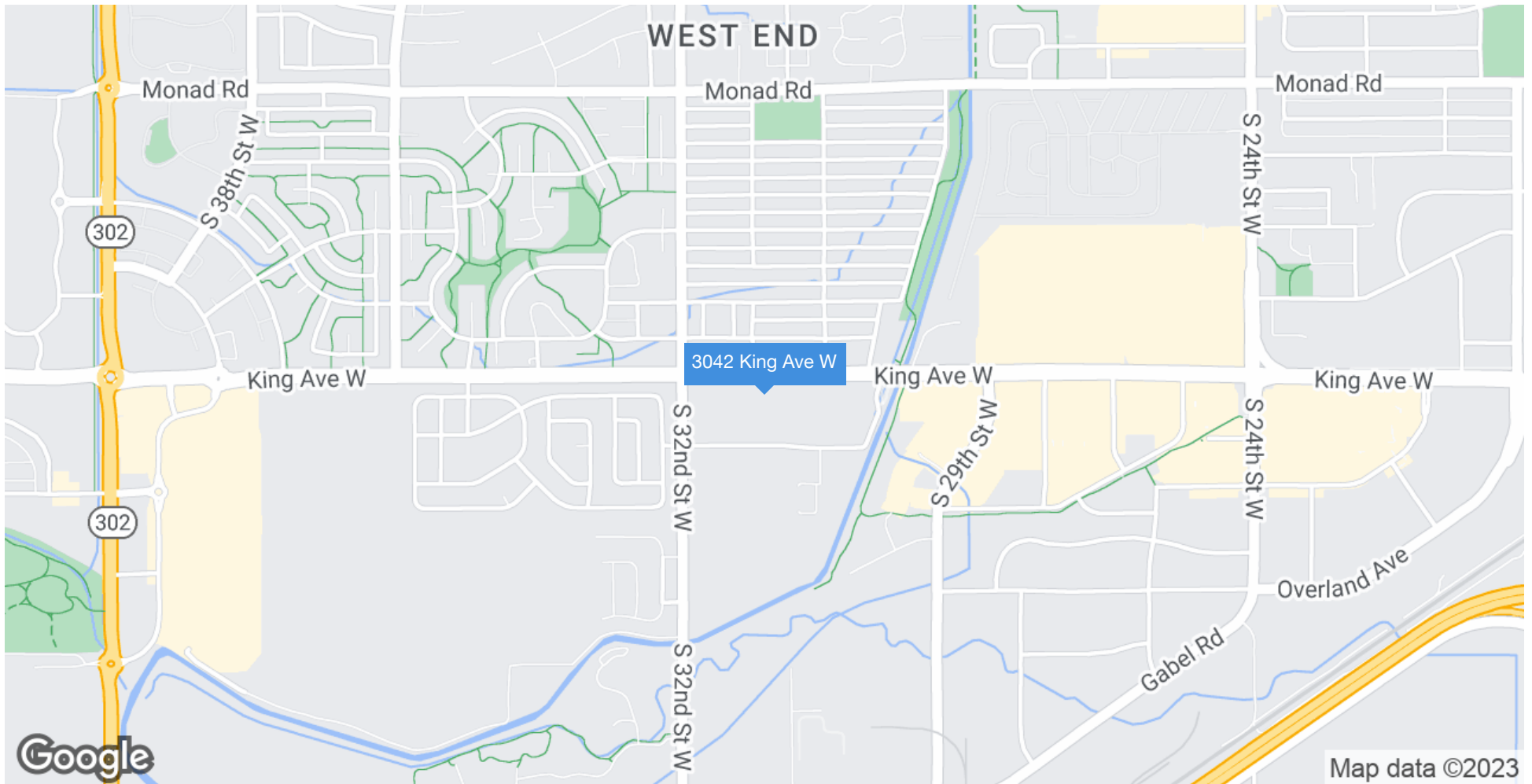


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AREA MAP

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RETAILER MAP

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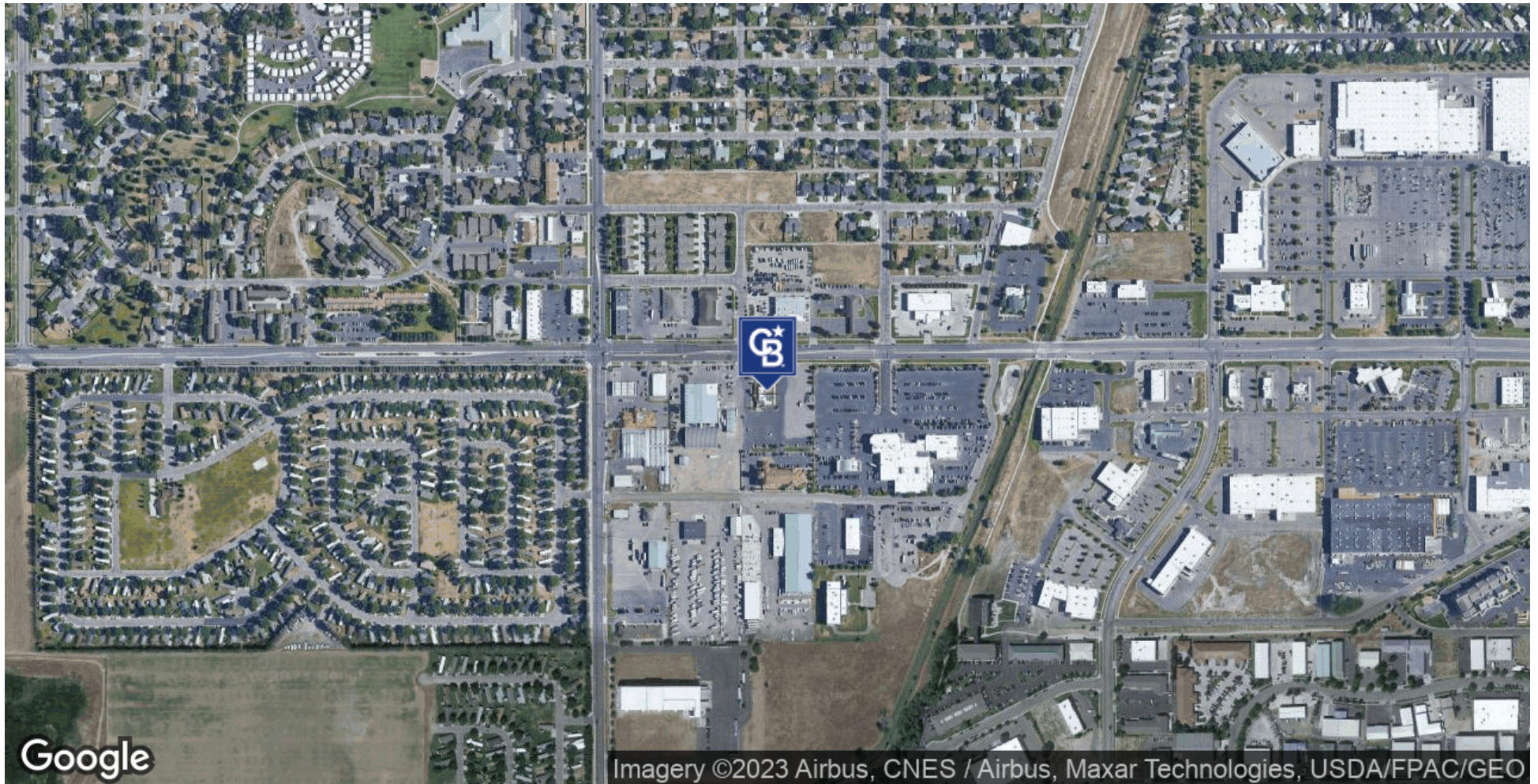
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AERIAL MAP

3042 KING AVE W

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SHAYLEE GREEN CCIM

Broker

shaylee@cbcmontana.com

Direct: 406.208.7723 | 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

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1215 24th Street Suite 240
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