

SALE

1511 6TH AVE NORTH

Billings, MT 59101



PROPERTY DESCRIPTION

Owner Occupant property perfect for professional office or small retail business.

Thrivent Financial, A Home Veterinarian, Q's Art Studio currently owner occupied and can vacate upon sale.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	3
Lot Size:	15,000 SF
Building Size:	3,864 SF
NOI:	\$57,131.00
Cap Rate:	5.71%
Zoning:	EB RSV

PROPERTY HIGHLIGHTS

- Built in 2004 - immaculately maintained
- 100% leased at 6% cap rate
- All leases are for 1-3 years NNN
- Owners may consider trust indenture with 20% down
- Brand new security system, new awnings.
- 15,000 sf land paved lot
- EB RSV - Zone (East Billings Railspur Village)
- Taxes - \$5812 2022
- 15,000 cars/day traffic

OTHER RESOURCES

[Virtual 3-D Tour](#)

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com

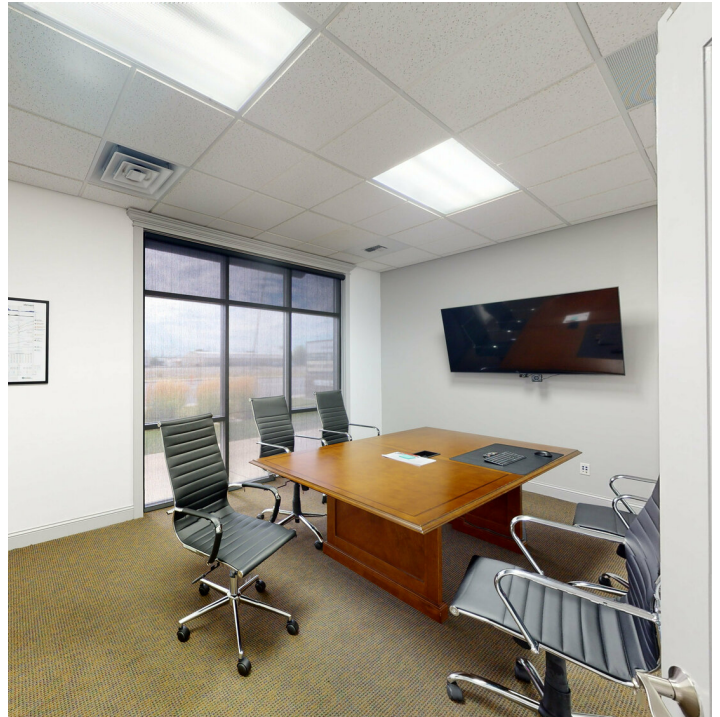


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THRIVENT FINANCIAL

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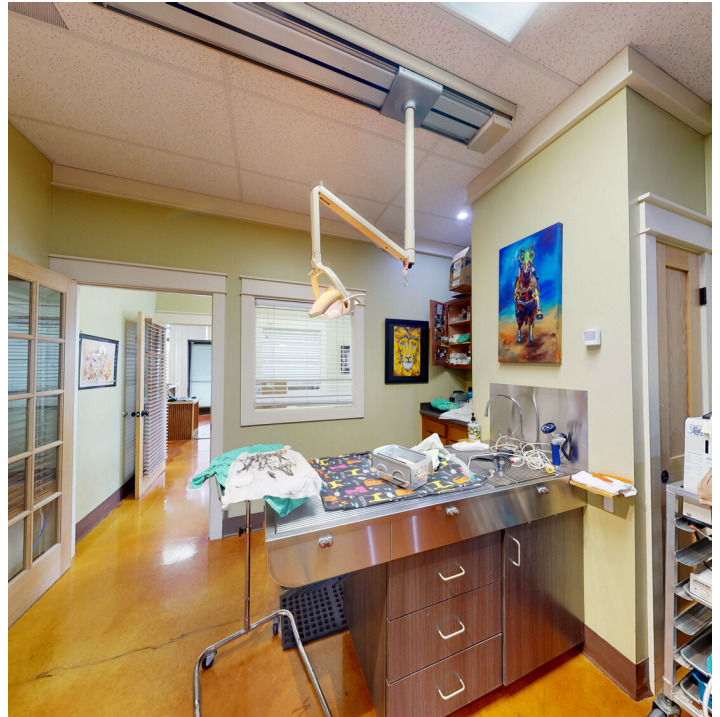


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VETERINARY CLINIC

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Q'S ART AND FRAMING 1511 6TH AVE NORTH

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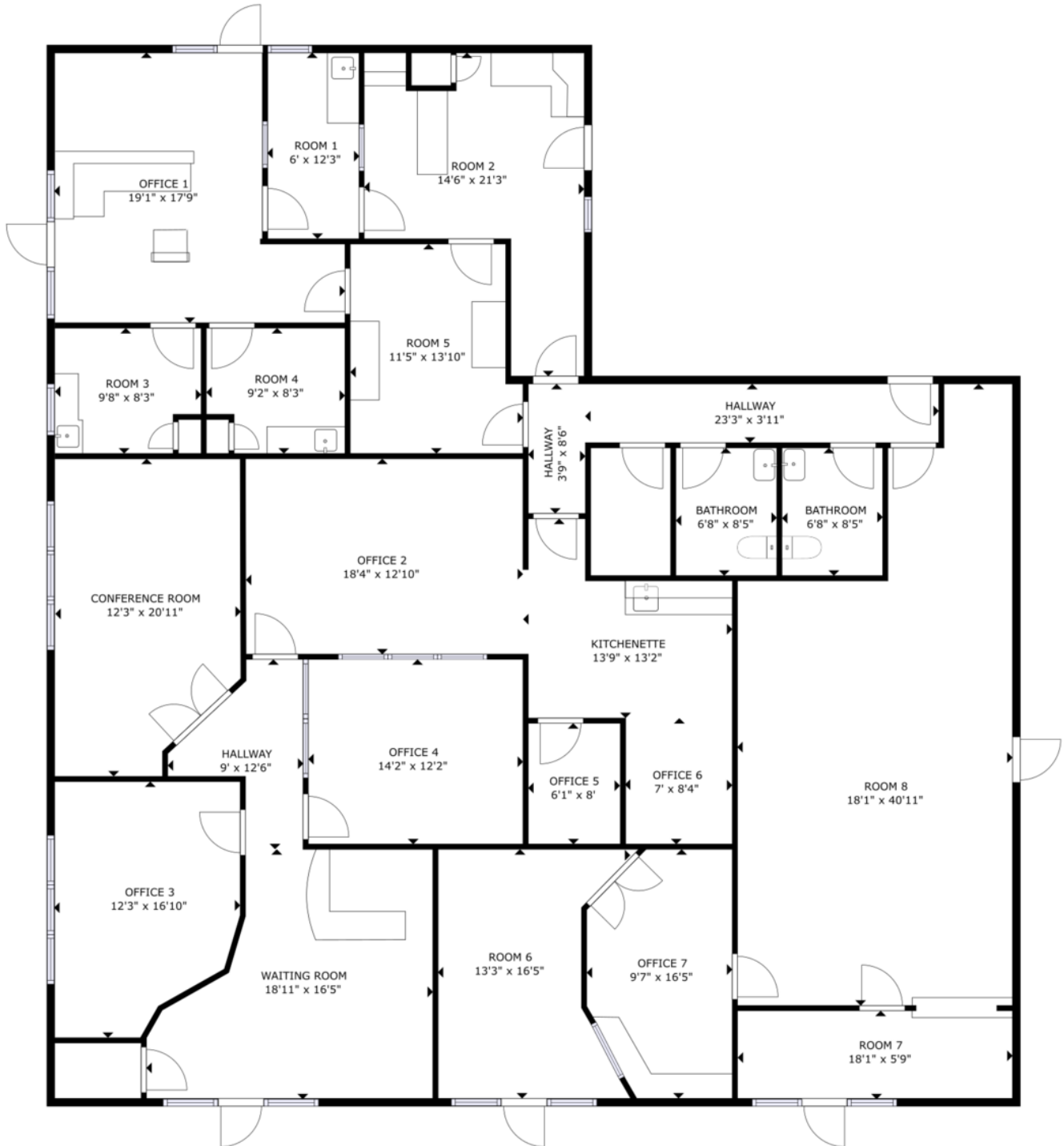


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FLOOR PLAN

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	MONTHLY RENT / SF	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Suite A	Thrivent	1,542 SF	39.91%	-	\$16.34	\$1.36	\$22	\$0.01	\$25,196	Oct 1, 2020	Sept 29, 2024
Suite B & C	Q's Art and Framing	1,100 SF	28.47%	-	\$15.00	\$1.25	\$18	\$0.02	\$16,500	Oct 1, 2023	Oct 1 2026
Suite D	A Home Vet	1,023 SF	26.48%	-	\$15.61	\$1.30	\$22	\$0.02	\$15,969	Monthly	-
TOTALS		3,665 SF	94.86%		\$46.95	\$3.91	\$62	\$0.05	\$57,665		

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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

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.

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