

SALE

145 GRAND AVENUE

Billings, MT 59101



PROPERTY DESCRIPTION

Don't miss this prime Investment Opportunity with Rental Income and Potential for Growth!

This impressive professional office building boasts 8,117 square feet of versatile space, currently housing long-term tenants ranging from CPAs to therapists and real estate professionals. But wait, there's more! Included in this exceptional package deal is the charming two-bedroom, one-bathroom single-family home located next door which is already generating \$1,250/month in rental income.

With low vacancy rates and new long-term leases secured, this property is a solid choice for savvy investors seeking stability and growth; Or for those who are ready to take their business to the next level by owning their very own building!

Why continue to lease when you have the option of letting your tenants cover your overhead costs? 145 Grand Avenue offers the perfect response to this question. As the new owner, you have the option to setup shop in one of these suites while collecting rental income from the remainder of the building and the single family home next-door.

Both properties are situated on Grand Ave. and the office building is equipped with monument signage offering unparalleled visibility to over 20,000 passing cars daily. Any business will thrive in this bustling location (close to downtown but easily accessible to all areas of Billings). Zoning for each building is NO (Neighborhood Office), making the possibilities endless - whether you're looking to expand your business operations or secure a steady income stream, this is the perfect investment opportunity to achieve your long-term objectives!

But the perks don't stop there! The owner is open to considering Seller Financing offers, making this investment even more accessible. Plus, with the adjacent single-family home included, you have the added flexibility of redevelopment potential or maintaining it as an additional source of rental income.

PROPERTY HIGHLIGHTS

- Two Properties included in the sale!
- 145 Grand Ave. is a 8, 117sf professional office building
- 135 Grand Ave. is a 2 bed/1 bath rental property located next door
- Both Properties are zoned NO (Neighborhood Office)
- Price: \$1,150,000
- Seller Financing is available!!!

OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	8,117 SF

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PROFESSIONAL BACKGROUND

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBS, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

Erik leverages his background in leadership and his experience in facilitating servant-leadership style training, to ensure that his clients always have a positive experience when conducting any type of commercial real estate transaction. As a result, Erik is the perfect agent for all of your shop/warehouse, business and multifamily needs!

CBS

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