

SALE

145 GRAND AVENUE

145 Grand Avenue Billings, MT 59101



SALE PRICE

\$850,000

Erik Caseres

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WHY LEASE WHEN YOU CAN OWN?

This property offers the unique opportunity to house your business in a prime Billings location while benefiting from additional income generated by established tenants.

Whether you're looking to expand your investment portfolio with a proven income-producing asset or secure a new home for your growing business, 145 Grand Avenue is a standout choice.

Offered at \$850,000 — well below replacement cost and competitively priced to move.

Don't miss your chance to own a signature office building in one of Billings' most desirable corridors.

Contact Erik Caseres today to schedule your private tour and take the next step toward ownership.

OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	8,117 SF

KEY FEATURES

Prime Professional Office Building For Sale — Grand Avenue, Billings

145 Grand Ave. | 8,117 SF | Offered at \$850,000

Take advantage of this exceptional opportunity to own a high-visibility professional office building in the heart of Billings.

This 8,117 SF office property offers a flexible and versatile layout, currently home to a strong mix of long-term tenants, including, professional photographers, therapists, and real estate professionals. The building is thoughtfully designed to accommodate a variety of professional uses, making it an ideal choice for investors or owner-occupiers alike.

PROPERTY HIGHLIGHTS

- Strategic Location: Positioned on Grand Avenue with monument signage and exposure to over 20,000 vehicles per day — excellent visibility and accessibility.
- Flexible Ownership Options: Perfect for an investor seeking reliable rental income or an owner-user ready to occupy a suite and offset costs with tenant rents.
- Zoning: Neighborhood Office (NO) — allowing a wide range of professional office and service uses.
- Ample Parking & Professional Appeal: Plenty of on-site parking for tenants and clients, combined with a welcoming, professional exterior presence.

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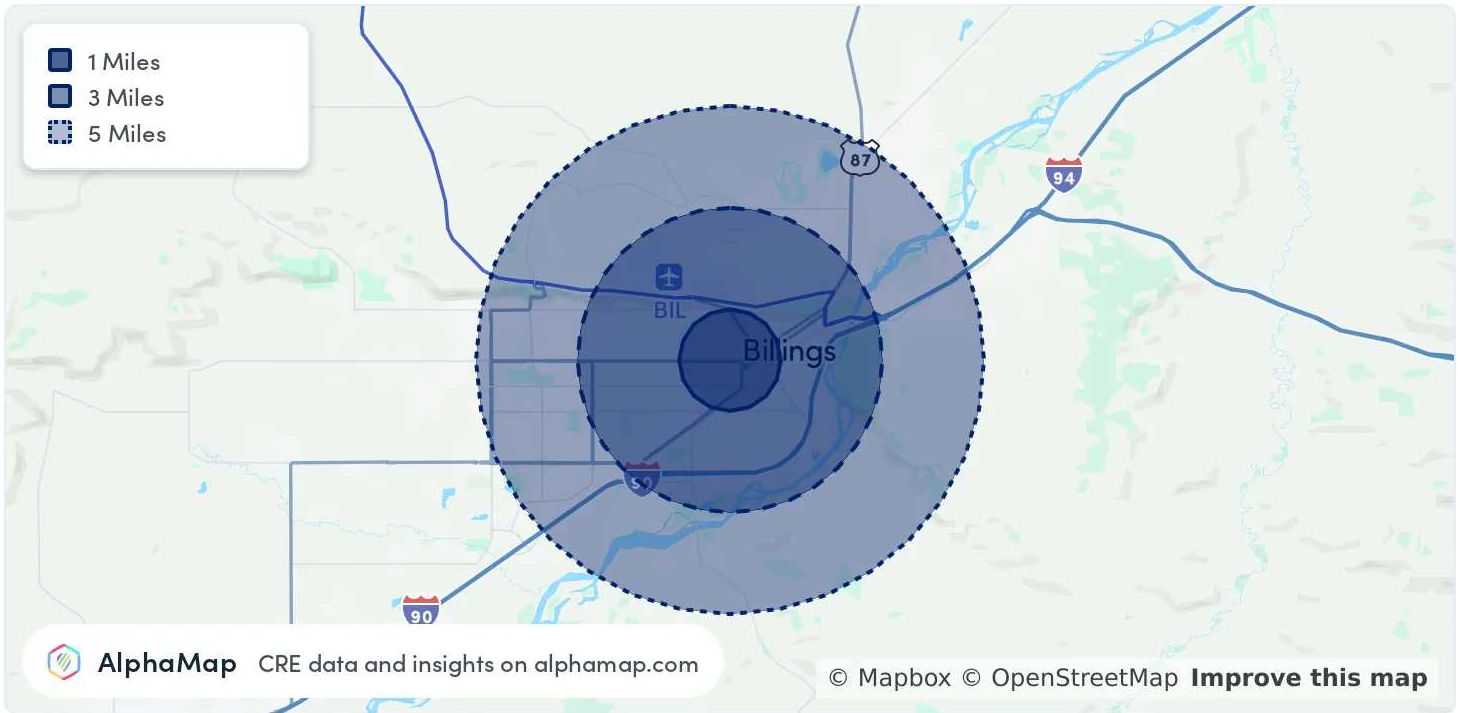


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,865	60,230	112,239
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	40	41	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,789	25,844	47,419
Persons per HH	2	2.3	2.4
Average HH Income	\$72,550	\$82,605	\$89,790
Average House Value	\$343,794	\$355,232	\$377,971
Per Capita Income	\$36,275	\$35,915	\$37,412

Map and demographics data derived from AlphaMap

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ERIK CASERES

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PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

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 CBC, 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.

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