

# SALE

15 S 26TH STREET

Billings, MT 59101



## PROPERTY DESCRIPTION

Property is located near other multifamily facility's, community services, high quality restaurants and a city maintained skate board park. A high end hotel will be developed in walking vicinity in the next year projected. Tons of activity on the 27th street corridor brings this parcel to mind for future desirability and development.

## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	7,000 SF
Building Size:	2,400 SF
Zoning:	CBD

## PROPERTY HIGHLIGHTS

- 2400 SF
- Built in 1975
- 7,000 SF land
- CBD Zoning
- Real Estate only for sale, not the business
- Adjacent property is listed for sale - 21 and 21 1/2 S 26th - \$500,000 (12 unit Boarding house, 7,000 sf land)
- Highest and best use would be to purchase both listings.

---

**Shaylee Green CCIM**  
406 208 7723  
shaylee@cbcmontana.com

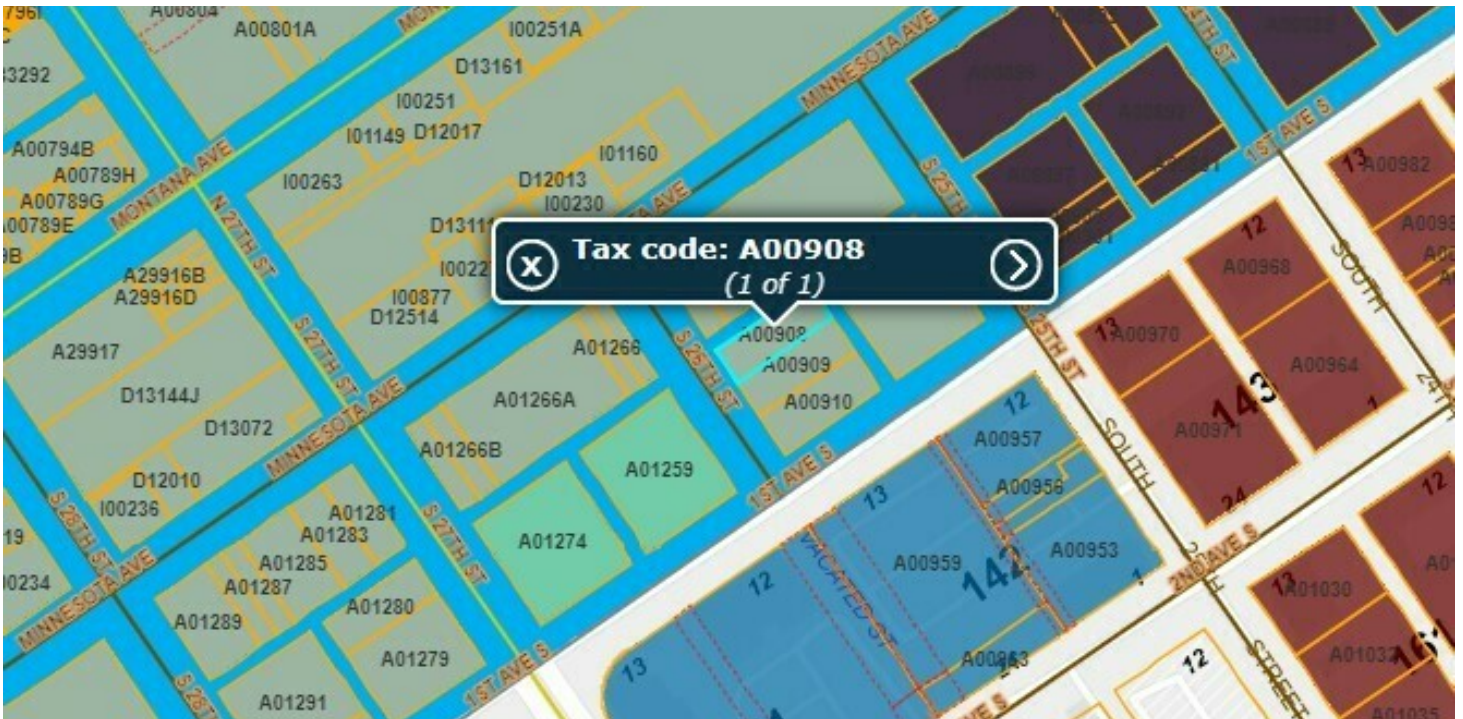


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## 15 S 26TH STREET

Billings, MT 59101



**Shaylee Green CCIM**  
406 208 7723  
shaylee@cbcmontana.com



# SALE

15 S 26TH STREET

Billings, MT 59101



Shaylee Green CCIM  
406 208 7723  
shaylee@cbcmontana.com



# SALE

## 15 S 26TH STREET

Billings, MT 59101



### 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.

### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

Shaylee Green CCIM

406 208 7723

shaylee@cbcmontana.com



COLDWELL BANKER  
**COMMERCIAL**  
CBS