

SALE

3122 U S HIGHWAY 12, HELENA

Helena , MT 59601



SALE PRICE

\$400,000

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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Helena, MT



PROPERTY DESCRIPTION

!!PRICE IMPROVEMENT!!

Established and highly visible along a major highway, this C-store and truck stop in Helena, MT, is now available for purchase. The sale includes the business only, with the option to buy the land separately. Priced aggressively for a fast sale, this ongoing operation presents a great opportunity for investors. Contact the listing broker for an NDA and more details.

OFFERING SUMMARY

Sale Price:	\$400,000
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PROPERTY HIGHLIGHTS

- High County Travel Plaza
- C-Store & Truck Stop – Helena, MT
- Prime Highway Visibility – High-traffic location
- Business for Sale Only – Land available separately
- Established, Ongoing Operation – Proven success
- Aggressively Priced – Positioned for a fast sale
- Call the Listing Broker for an NDA and more details.

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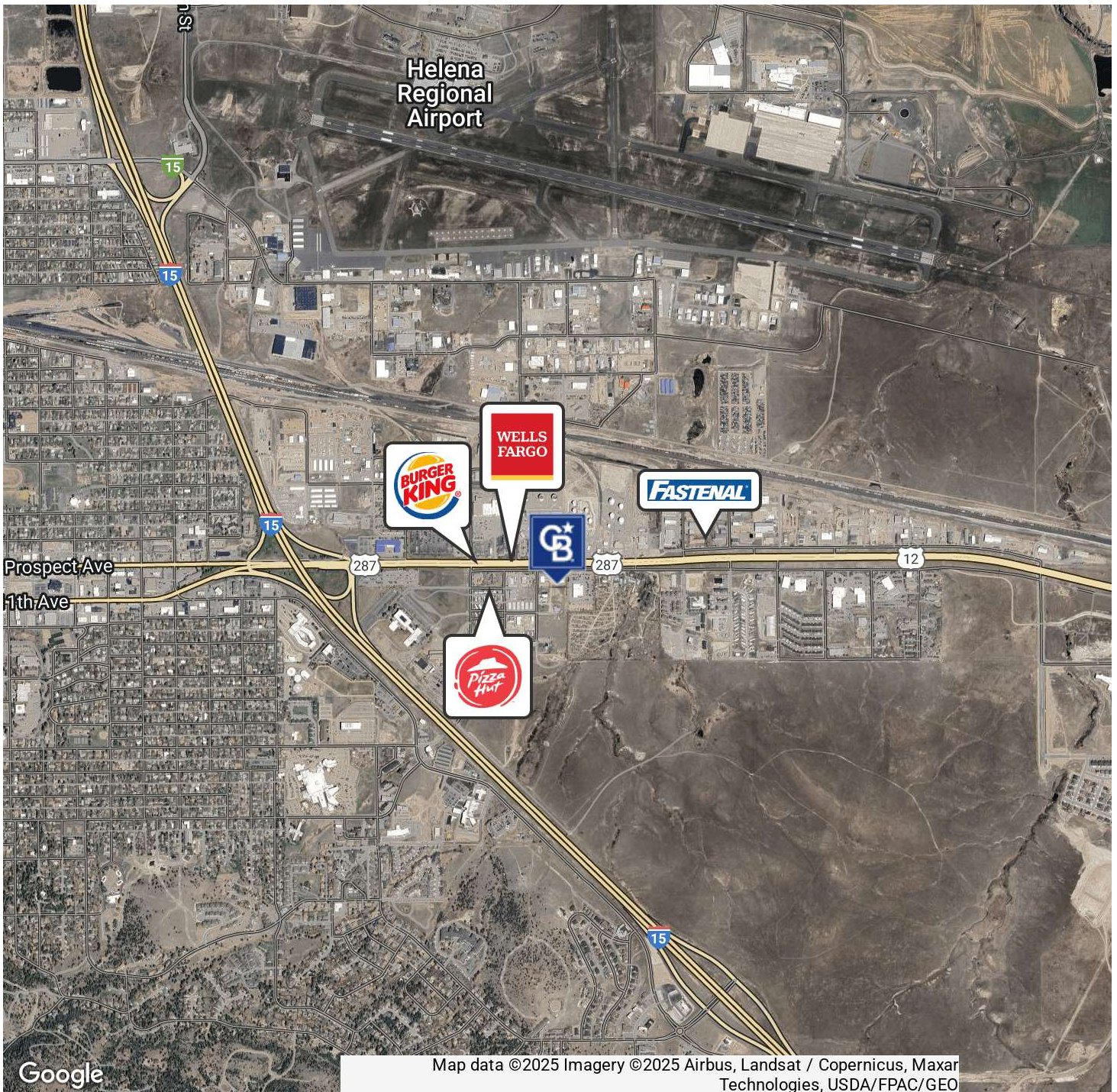


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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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3135 Meadow View Dr.
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