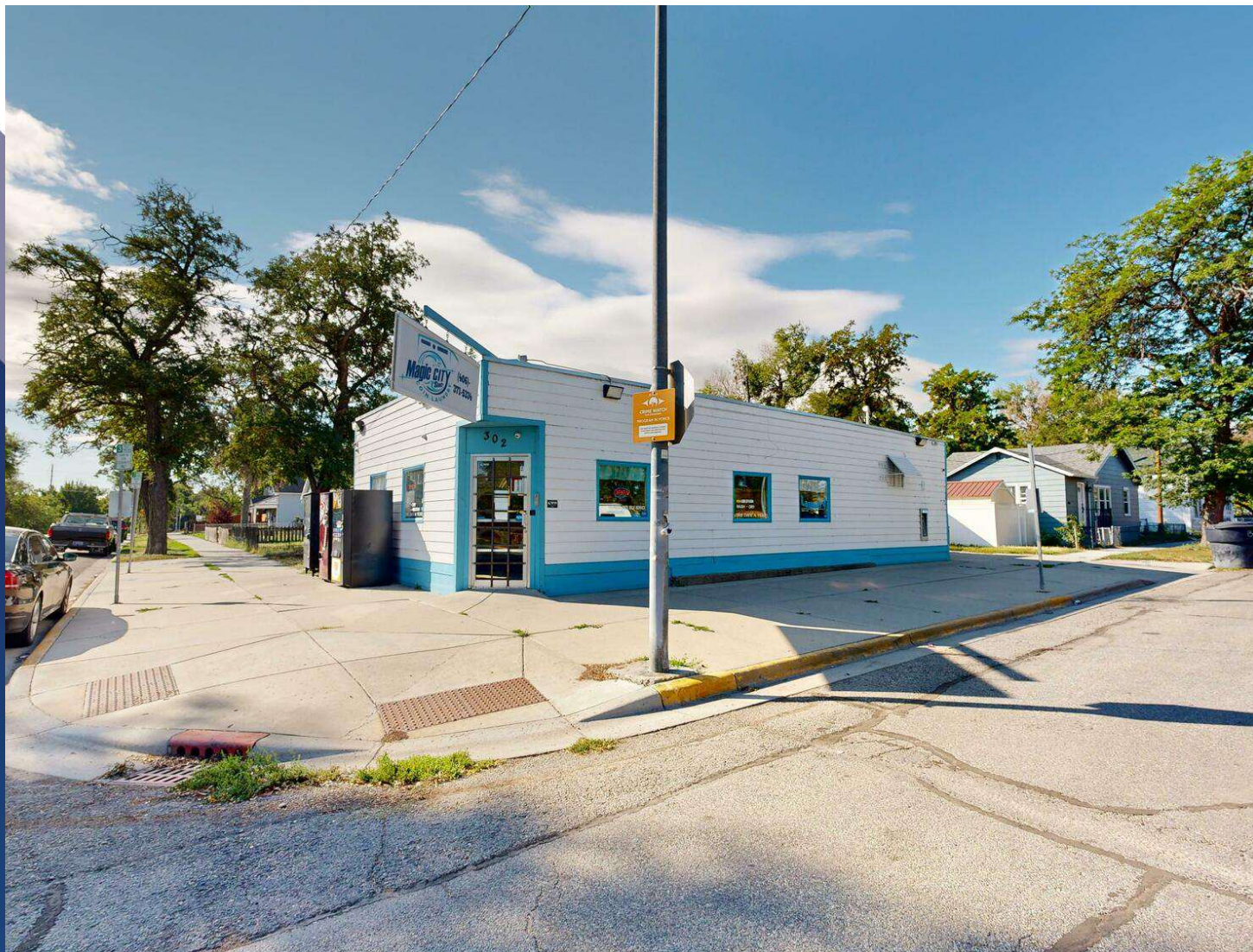


SALE

302 SOUTH 29TH STREET

302 South 29th Street Billings, MT 59101



SALE PRICE

\$308,000

Todd Sherman

406 570 8961

todd@cbcmontana.com

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SALE

302 SOUTH 29TH STREET

Billings, MT 59101



360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$308,000
Real Estate:	\$169,000
Business:	\$139,000
Building Size:	2,732 SF

PROPERTY DESCRIPTION

A well-established, all-cash, self-service laundromat offered at \$139,000, along with the real estate priced at \$169,000. The property is zoned for Neighborhood Mixed Use, making it versatile for various business opportunities. The sale includes all business assets located on the premises, providing a turnkey investment.

PROPERTY HIGHLIGHTS

- Laundromat and Real Estate for Sale
- Laundromat \$139,000
- Real Estate \$169,000
- Zoned Neighborhood Mixed Use
- Operation includes self service all cash laundromat
- Includes all business assets located within the property
- Open to Creative Financing

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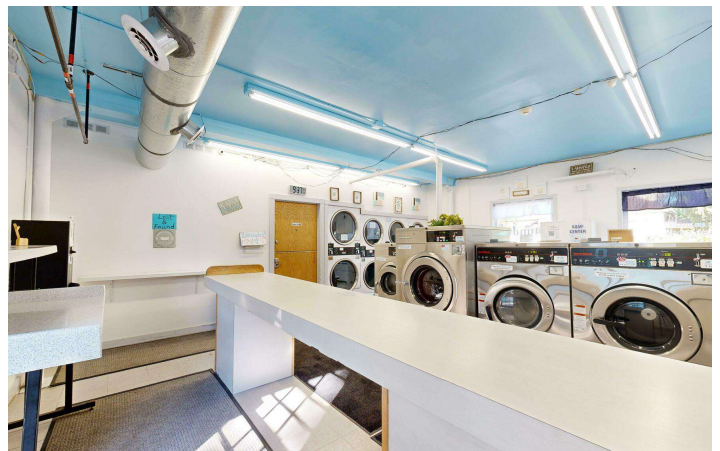


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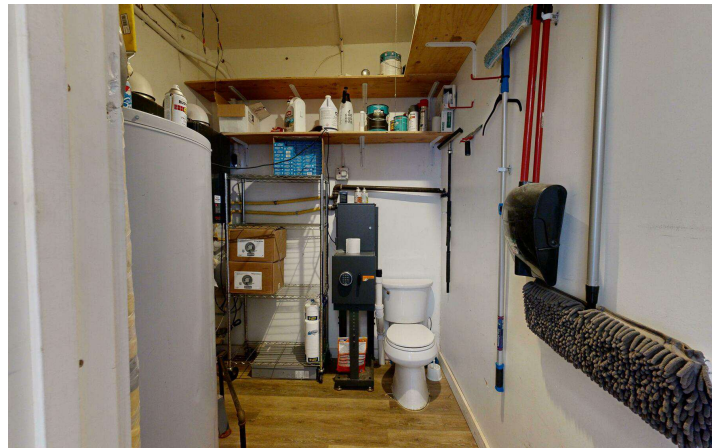


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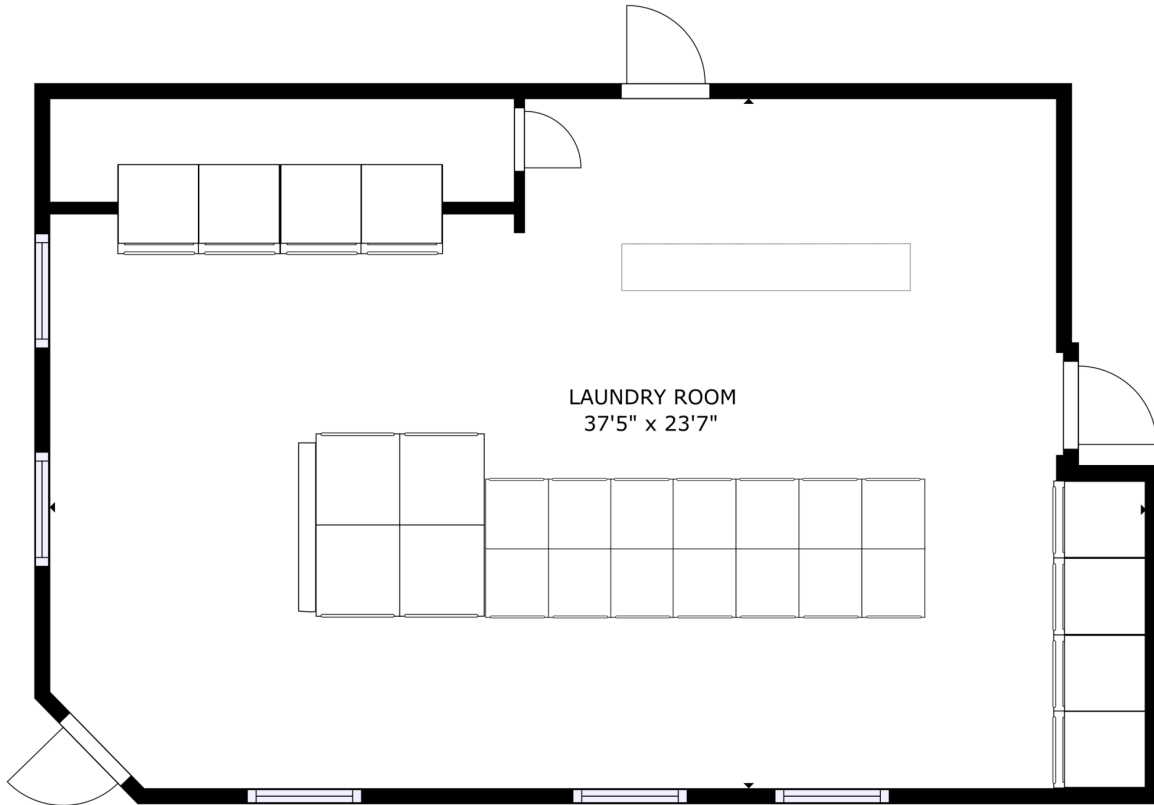


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FLOORPLAN

302 SOUTH 29TH STREET

Billings, MT 59101



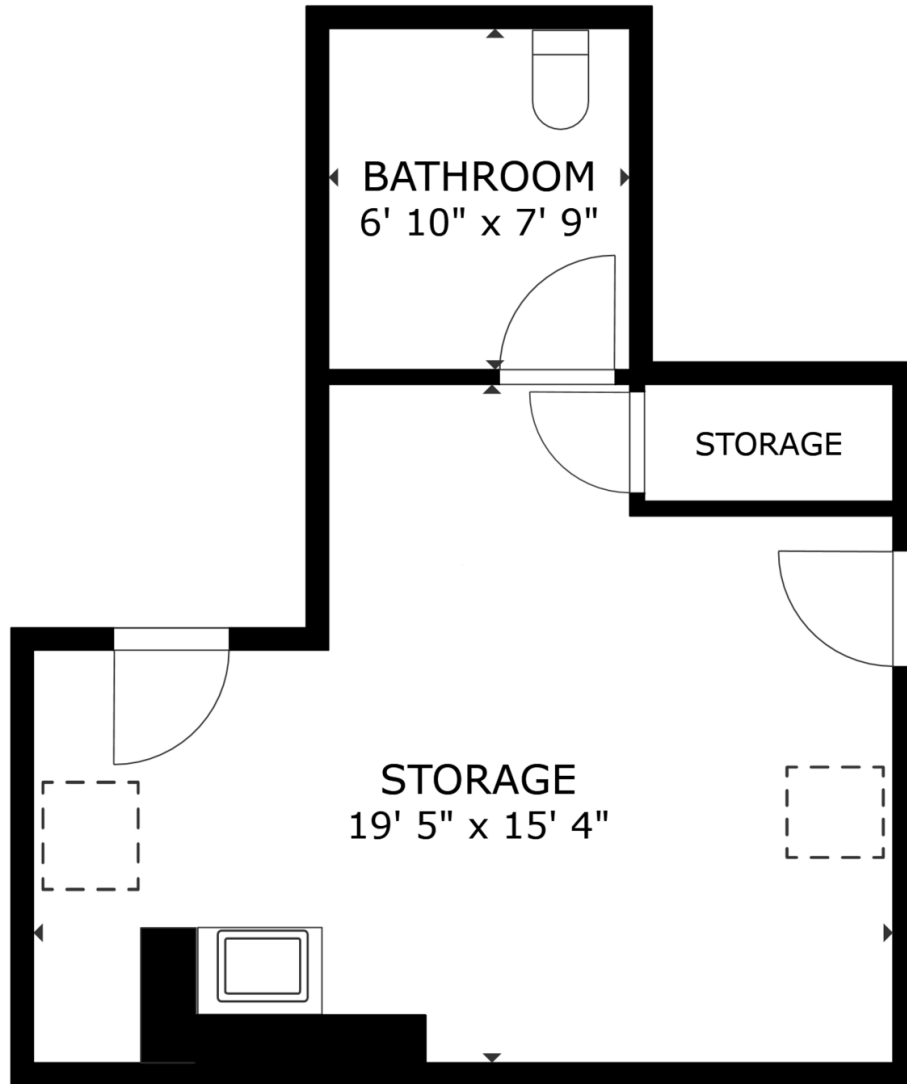
GROSS INTERNAL AREA
FLOOR 1: 839 sq ft
TOTAL: 839 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 313 sq.ft.
TOTAL : 313 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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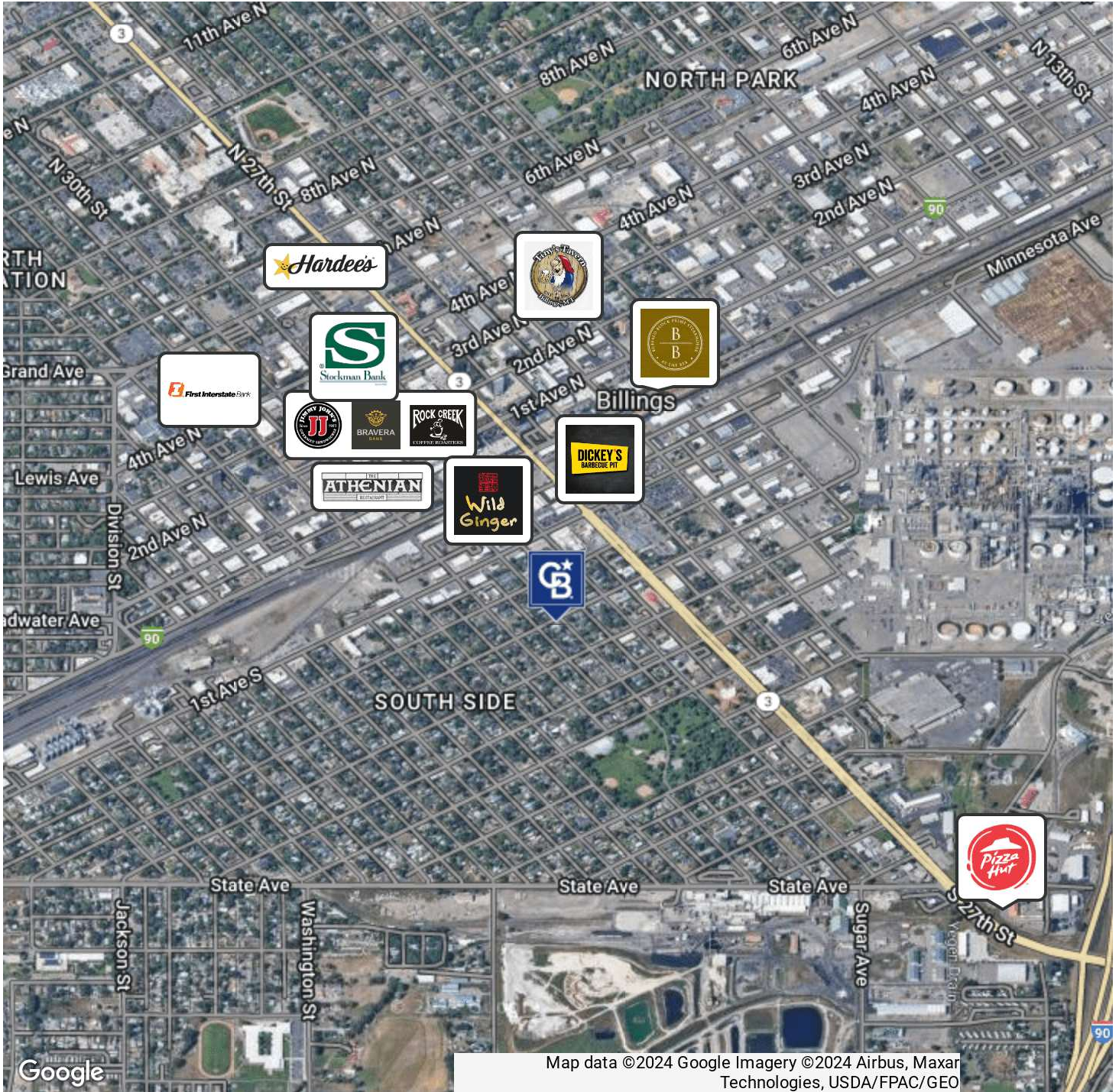


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SALE

302 SOUTH 29TH STREET

Billings, MT 59101



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, Western States Petroleum Association, Montana Tavern Association, 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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