

LEASE

1170 S 29TH ST

1170 S 29th St Billings , MT 59102



LEASE RATE

\$850.00 - 4,050.00 per month

Todd Sherman

(406)570-8961

todd@cbcmontana.com

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LOCATION DESCRIPTION

This conveniently located property provides easy access to essential amenities and transportation, ensuring everything you need is within reach. Units 1 and 2 are equipped with radiant heat, offering consistent warmth year-round, particularly appreciated during the colder months. Each unit also includes a bathroom for added convenience and a dedicated utility sink, enhancing functionality for a variety of tasks and practical needs.

OFFERING SUMMARY

Lease Rate:	\$850.00 - 4,050.00 /MO (NNN)
Available SF:	2,000 - 6,900 SF
Building Size:	6,900 SF

PROPERTY HIGHLIGHTS

- Conveniently located near essential amenities and transportation, providing easy access to everything you need.
- Unit 1 & 2 are equipped with radiant heat, ensuring consistent warmth throughout the year, especially during colder months.
- All units include a bathroom for added convenience.
- Features a dedicated utility sink, enhancing functionality for various tasks and practical needs.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 2,500 SF	Lease Rate:	\$850.00 - \$1,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1: 25x80	Available	2,000 SF	NNN	\$1,600 per month	Radiant Heat
Unit 2: 40x60	Available	2,400 SF	NNN	\$1,600 per month	Radiant Heat
Unit 3: 50x50	Available	2,500 SF	NNN	\$850 per month	-

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TODD SHERMAN

Commercial Realtor

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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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