

# LEASE

**1170 S 29TH ST**

1170 S 29th St Billings , MT 59102



**LEASE RATE**

**\$1,600 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 is equipped with radiant heat, offering consistent warmth year-round, particularly appreciated during the colder months. 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:	\$1,600 /MO (NNN)
Available SF:	2,400 SF

## PROPERTY HIGHLIGHTS

- Conveniently located near essential amenities and transportation, providing easy access to everything you need.
- Unit is equipped with radiant heat, ensuring consistent warmth throughout the year, especially during colder months.
- Bathroom included 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:	2,400 SF	Lease Rate:	\$1,600.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2: 40x60	Available	2,400 SF	NNN	\$1,600 per month	Radiant Heat

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**TODD SHERMAN**

Commercial Realtor

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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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