

# LEASE

**204 SOUTH WASHINGTON AVENUE, STE B3**

Laurel, MT 59044



**LEASE RATE**

**\$1,500.00/MO + Utilities**

**Todd Sherman**

(406) 570-8961

todd@cbcmontana.com

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## LOCATION DESCRIPTION

- 1500 Sq Ft
- \$1500/Per Month + Utilities
- Gas heated
- Conveniently located in Laurel
- Bathroom
- Office

## OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$1,500/MO + Utilities

## PROPERTY DESCRIPTION

A clean and well-maintained 1,500 sq ft shop space will be available starting February 1, 2025, in the convenient location of Laurel. This unit is gas-heated and includes a bathroom and an office, making it an ideal setup for a variety of uses. Offered at \$1,500 per month + Utilities, this space provides both functionality and comfort for your business or personal projects. Don't miss out—contact us today for more information or to schedule a showing!

## PROPERTY HIGHLIGHTS

- Canyon Creek 1500 Sq Ft Shop Space available 2/1/2025
- Includes bathroom and office
- Heated
- Very clean unit

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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, 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.

#### CBS

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