

# SALE

## 5229 KING AVENUE WEST UNIT A3

Billings, MT 59106



### PROPERTY DESCRIPTION

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants.

### OFFERING SUMMARY

Sale Price:	\$168,000
Building Size:	1,200 SF

### PROPERTY HIGHLIGHTS

- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

**Todd Sherman**  
(406) 570-8961  
todd@cbcmontana.com

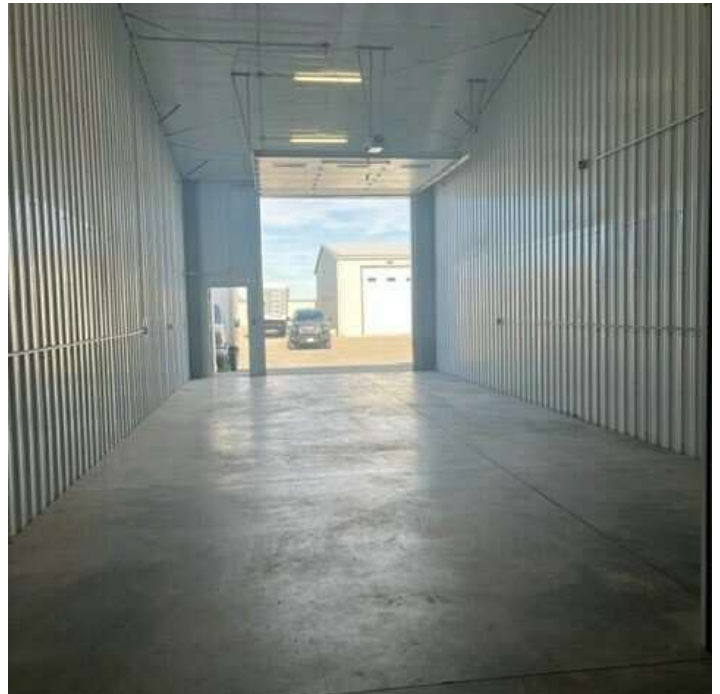


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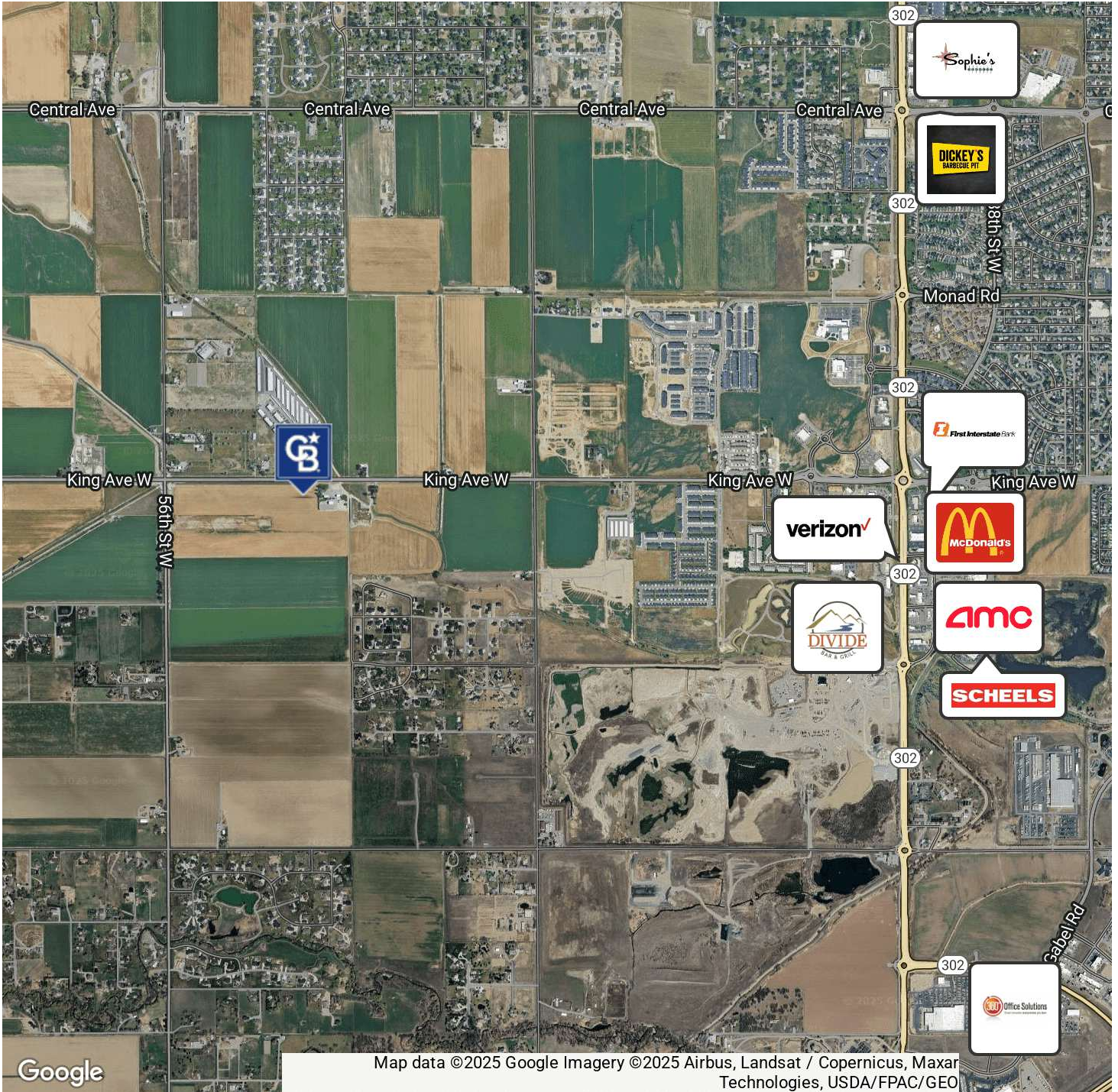


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Google

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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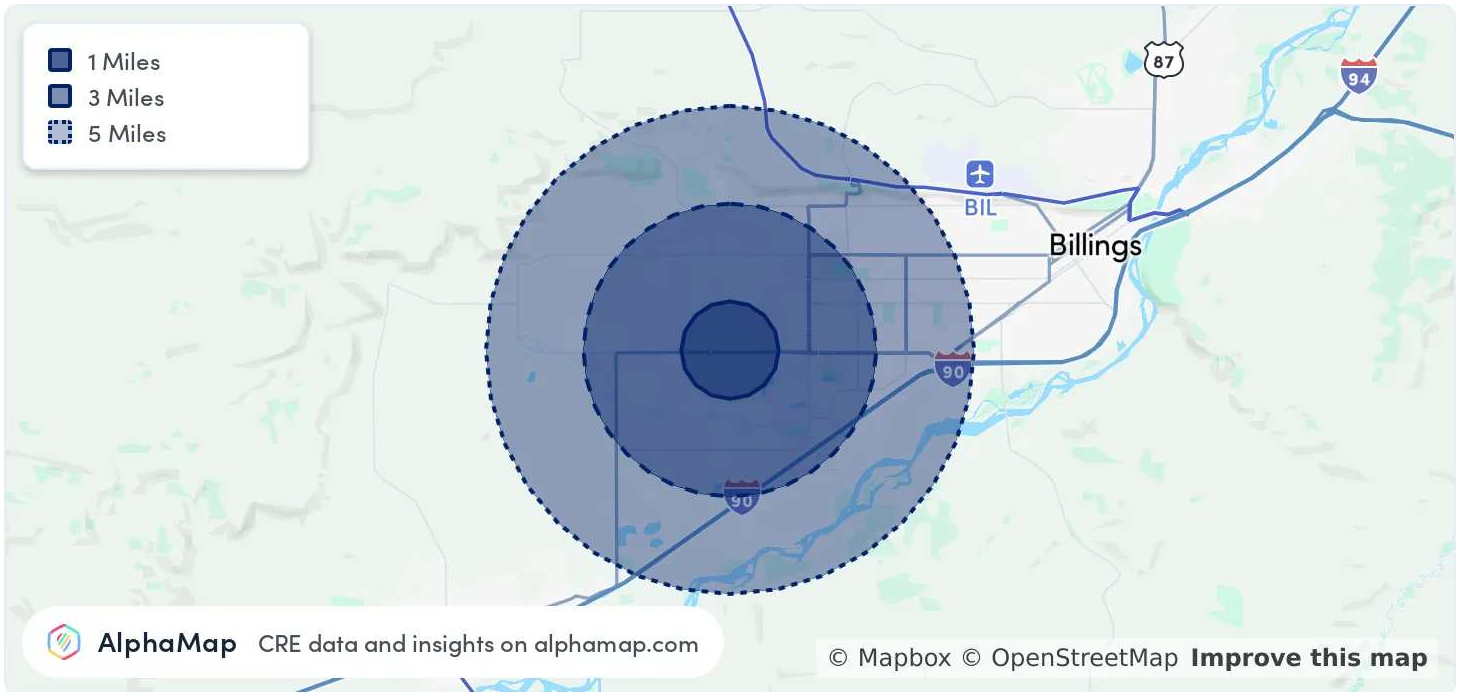


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,412	23,421	61,891
Average Age	40	42	42
Average Age (Male)	40	40	41
Average Age (Female)	41	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	638	10,010	25,968
Persons per HH	2.2	2.3	2.4
Average HH Income	\$129,675	\$115,430	\$113,212
Average House Value	\$638,524	\$513,559	\$471,870
Per Capita Income	\$58,943	\$50,186	\$47,171

Map and demographics data derived from AlphaMap

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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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