

LEASE

726 GRAND AVE

726 Grand Ave Billings , MT 59102



LEASE RATE

\$1,250.00 per month

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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OFFERING SUMMARY

Lease Rate:	\$1,250.00/MO
Lease Type:	Full Service
Building Size:	1,100 SF

PROPERTY DESCRIPTION

Highly visible office space on Grand Avenue offering 1,100 square feet of functional workspace. This property features a large reception area, three private offices, a full bathroom, and a kitchen for added convenience. With ample parking available, it's an ideal location for professionals seeking a well-located and practical office setup. Contact me today to schedule a viewing!

PROPERTY HIGHLIGHTS

- Highly visible office on Grand Ave
- 1,100 square feet
- Large reception area
- 3 offices, full bathroom, kitchen
- Ample parking

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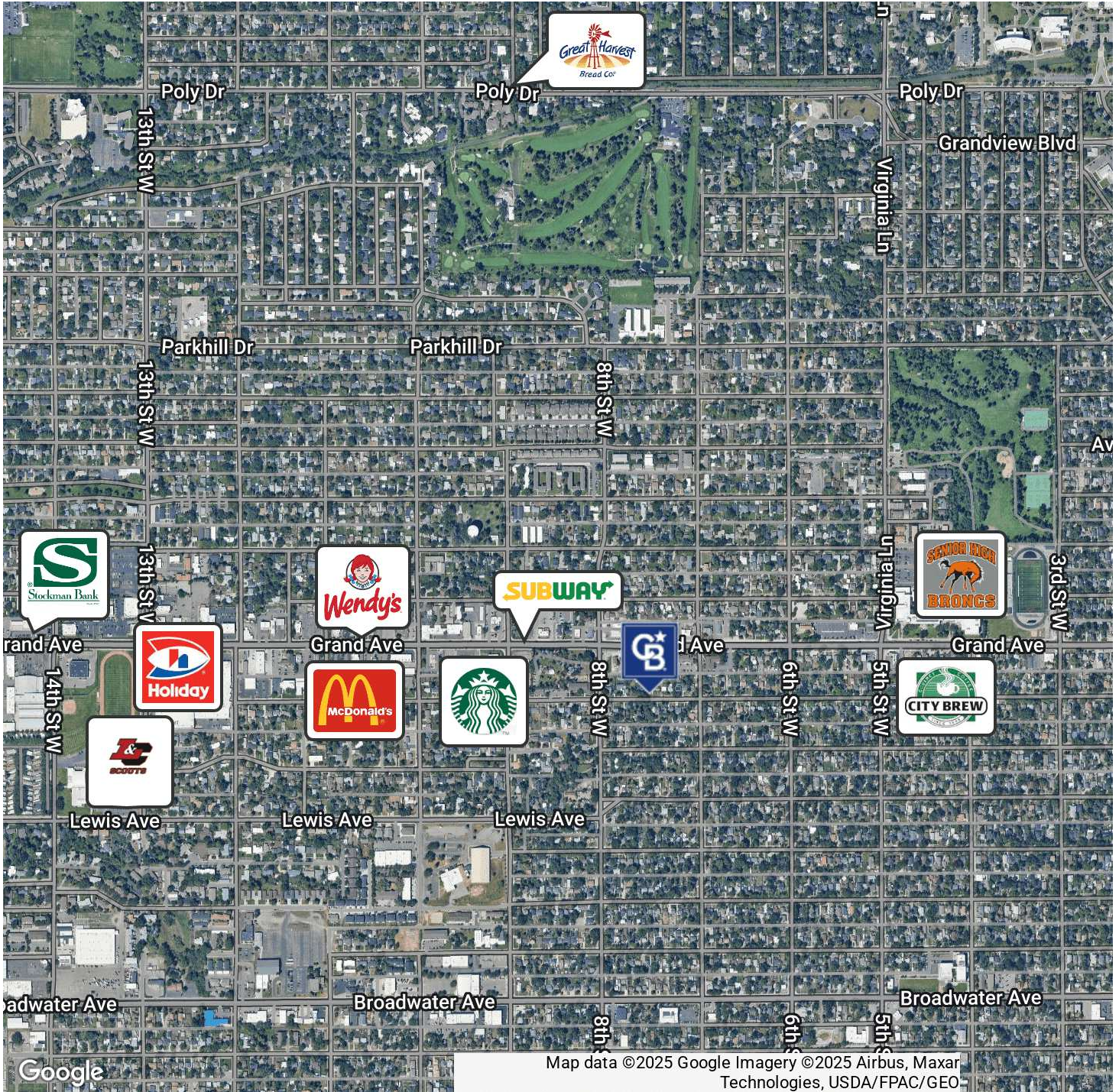


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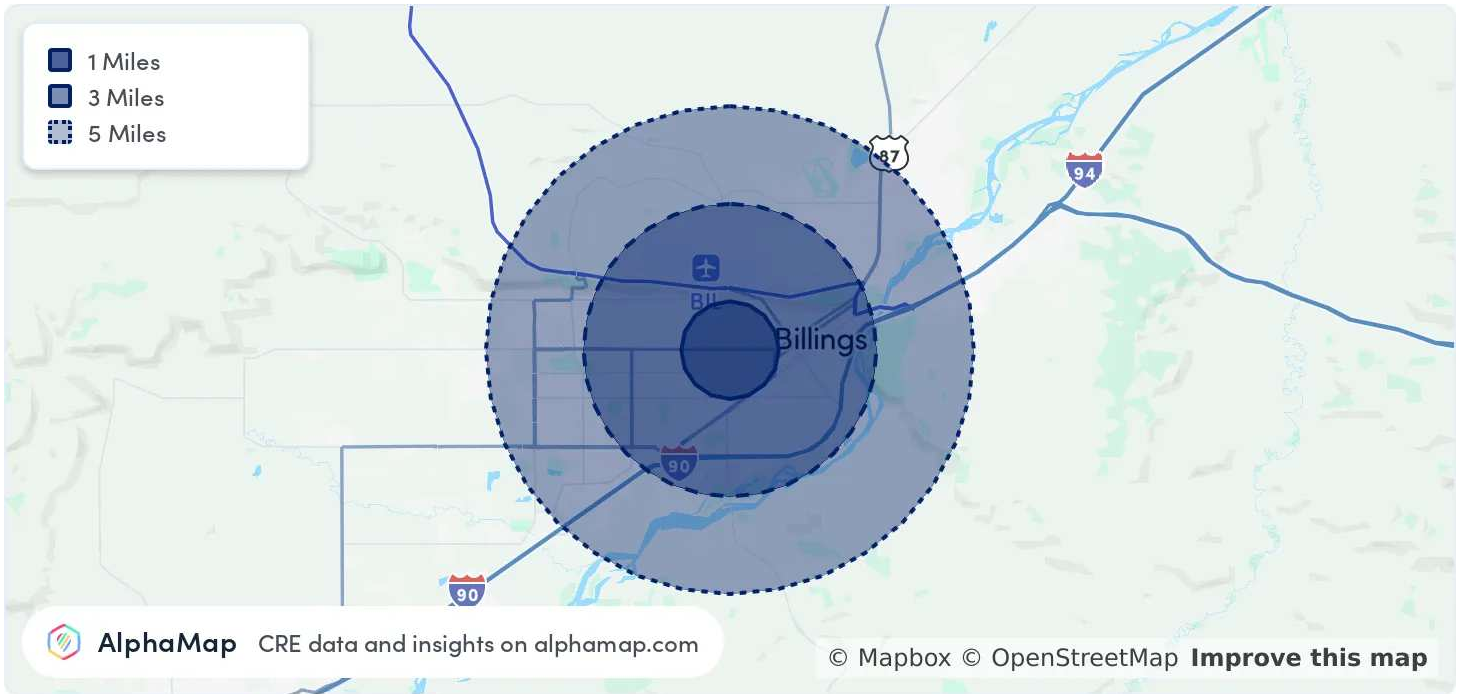


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,460	66,894	116,823
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,413	28,933	49,578
Persons per HH	2.1	2.3	2.4
Average HH Income	\$80,872	\$84,612	\$90,844
Average House Value	\$346,708	\$361,804	\$382,333
Per Capita Income	\$38,510	\$36,787	\$37,851

Map and demographics data derived from AlphaMap

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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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