

# SALE

**19 36TH ST W**

19 36th St W Billings, MT 59102



**SALE PRICE**            \$499,000

**SIZE:**                    1,350 SF

**Todd Sherman**  
(406) 570-8961

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## PROPERTY DESCRIPTION

Commercial Property for Sale – 1,350 SF  
19 36th St W, Billings, MT

## PROPERTY HIGHLIGHTS

- 1,350 SF commercial property, built in 2008
- Three private offices
- Reception area
- Two private bathrooms
- Kitchen and ample storage space
- Plenty of on-site parking
- Versatile layout suitable for offices or small businesses
- Well-maintained, move-in-ready property
- Convenient location on 36th Street West

## LOCATION DESCRIPTION

This 1,350 SF commercial property, built in 2008, offers a versatile and functional layout ideal for professional offices or small business operations. The space includes three private offices, a reception area, two private bathrooms, a kitchen, and ample storage.

With plenty of on-site parking and a convenient location on 36th Street West, this property provides an excellent opportunity for an owner-occupant or investor looking for a well-maintained, move-in-ready commercial space.

## OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	1,350 SF

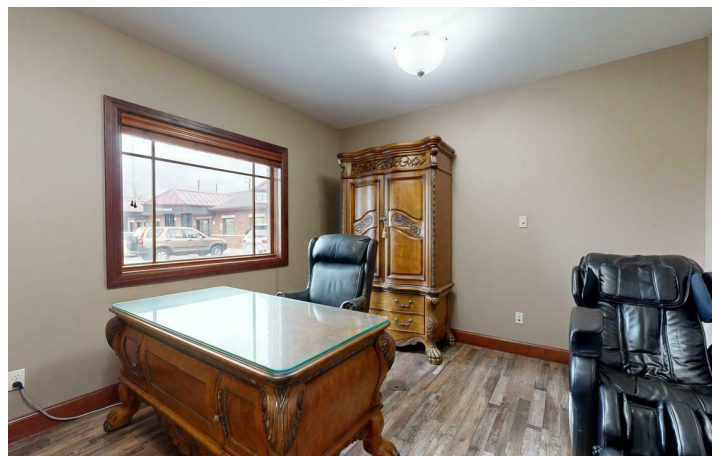
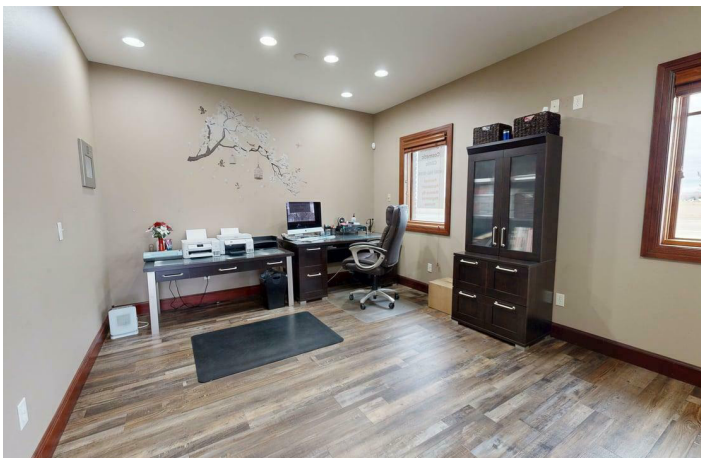
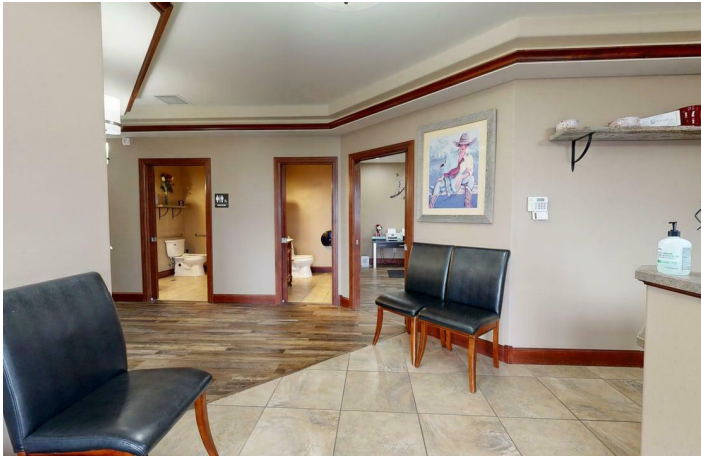
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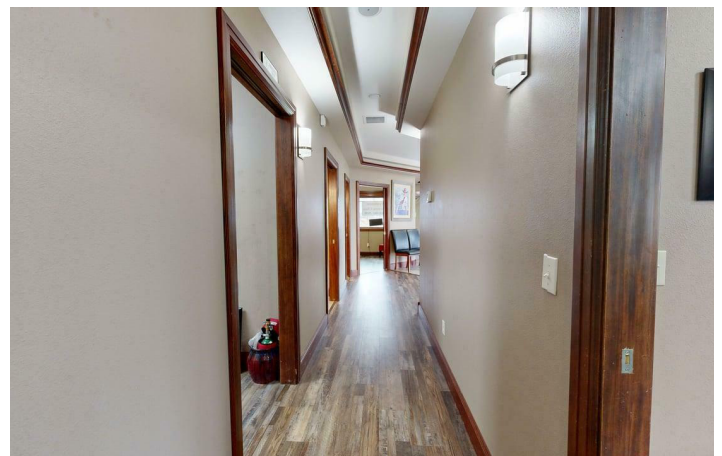
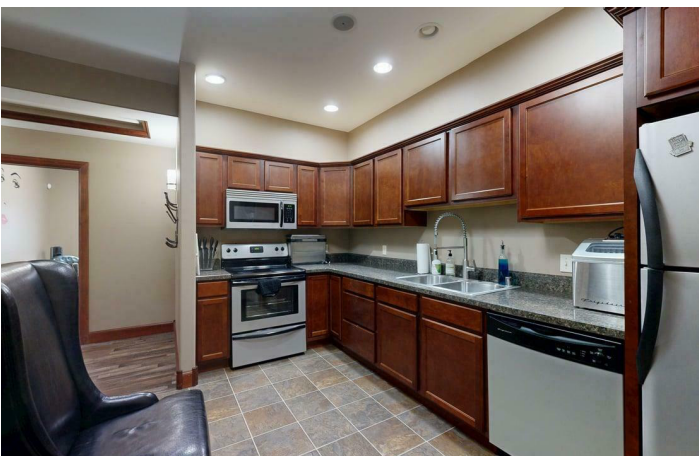
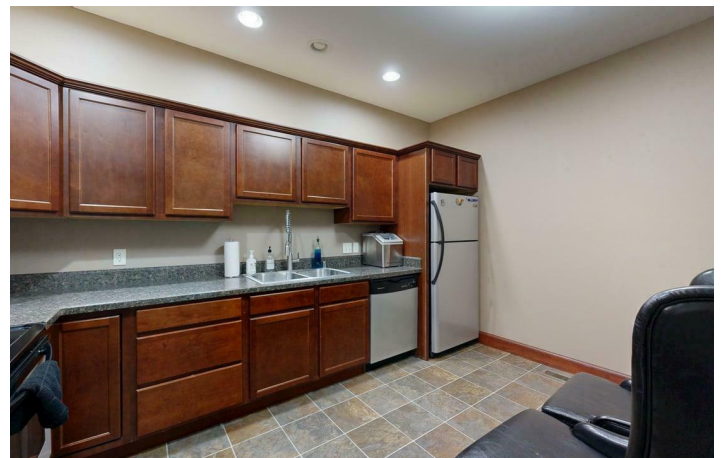
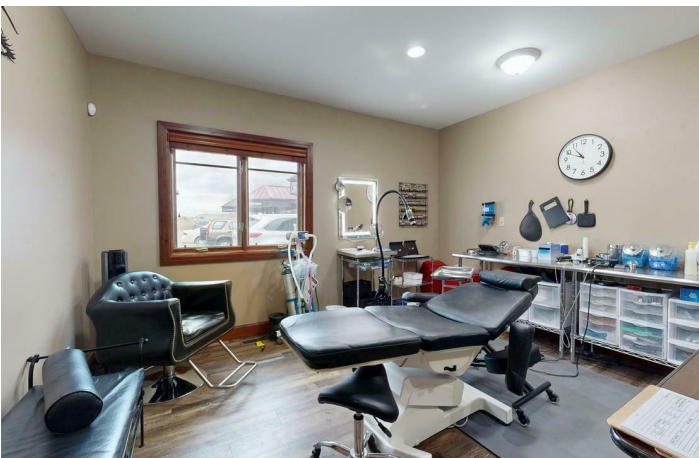
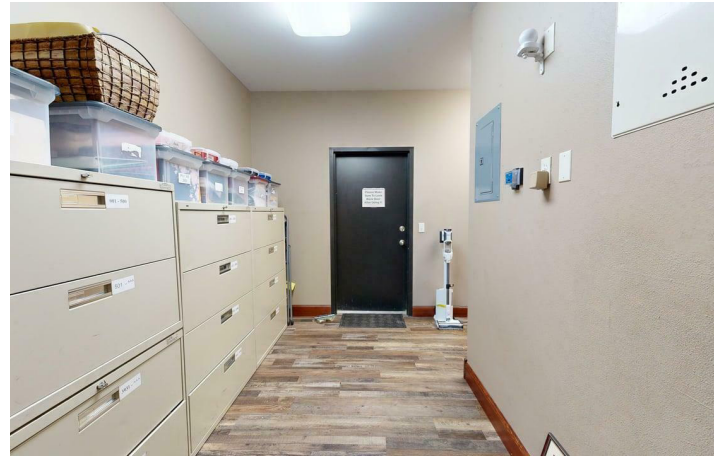
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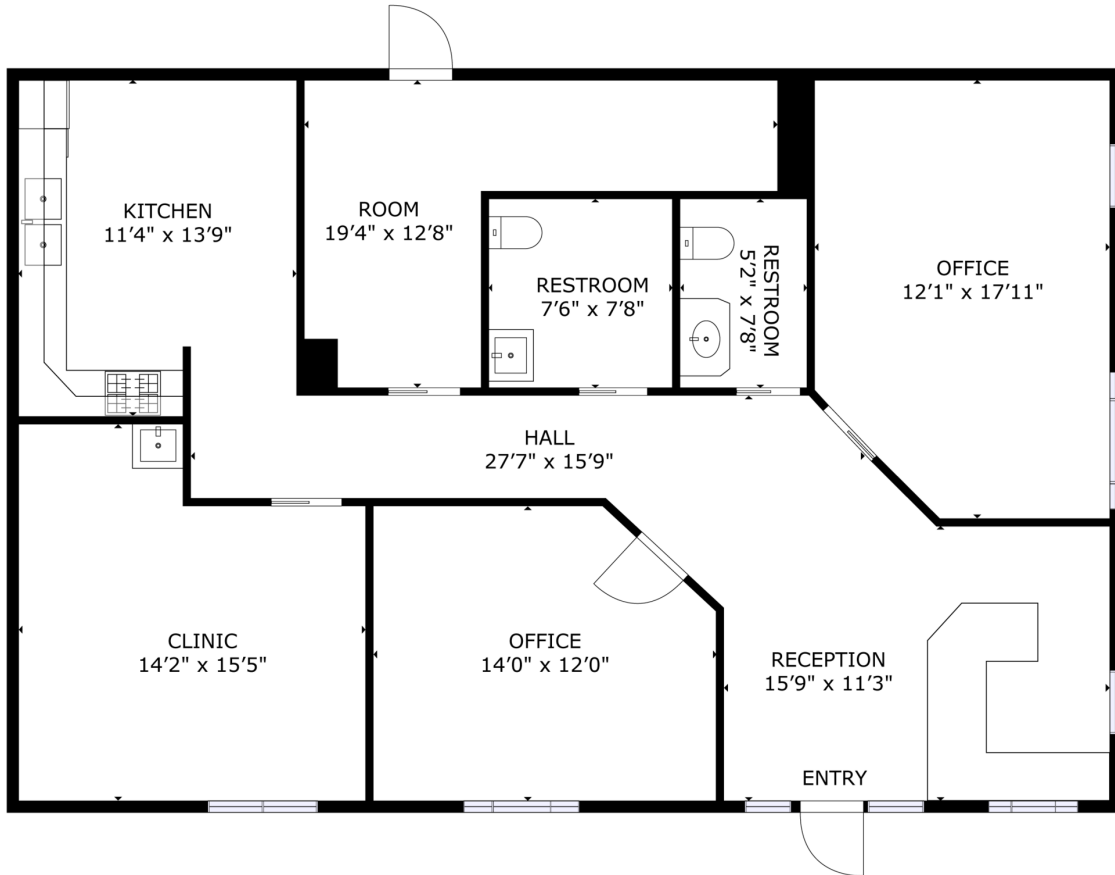


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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1323 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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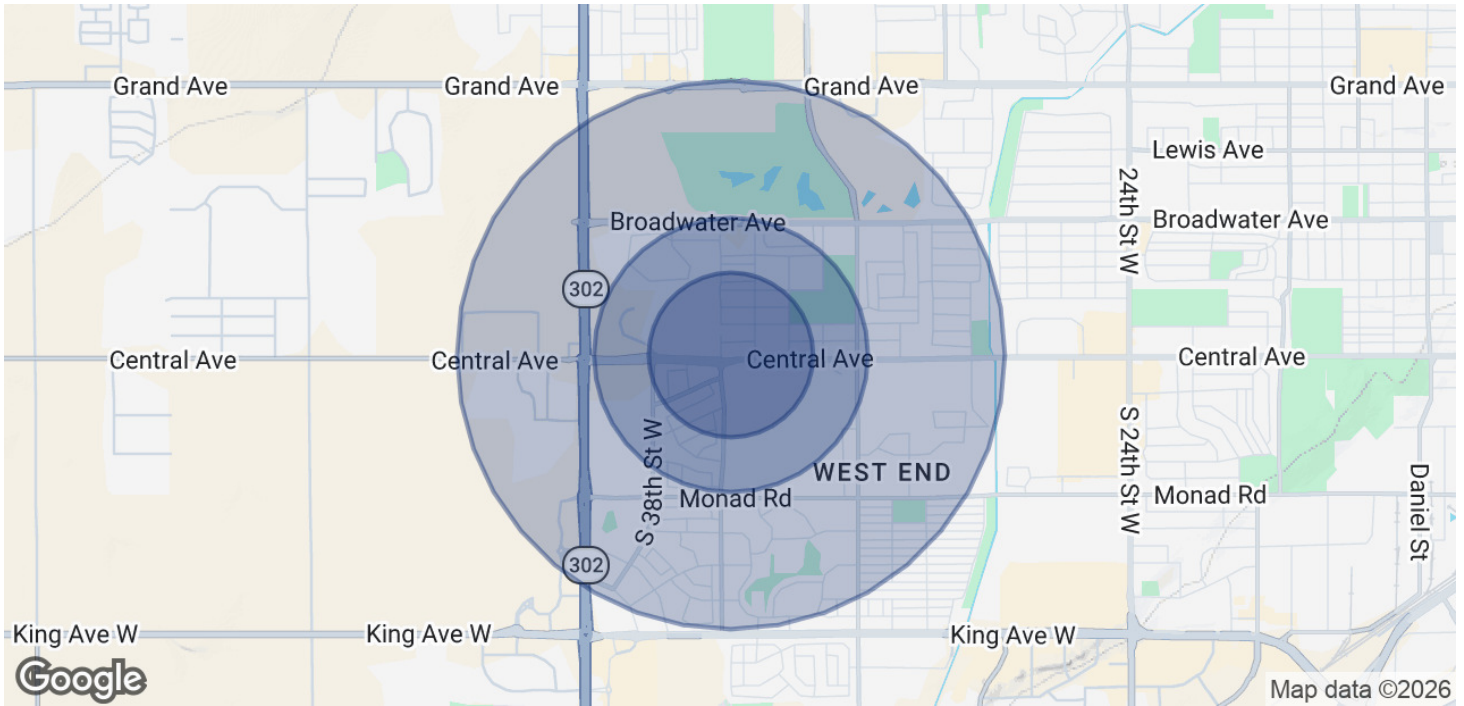


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	747	2,050	8,924
Average Age	40.4	43.9	42.4
Average Age (Male)	32.4	38.3	39.6
Average Age (Female)	43.7	46.5	46.9

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	316	879	4,044
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$90,125	\$83,738	\$89,142
Average House Value	\$261,555	\$159,879	\$225,050

2023 American Community Survey (ACS)

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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**

Board Member: Big Sky Economic Development Association

Board Member: Billings Home Builder Association

Board Member: Sustainable Montana

Active Member Downtown Billings Rotary Club

Active Member of Western States Petroleum Association

Active Member of Montana Tavern Association

**CBS**

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