

SALE

848 MAIN STREET SUITE 4A

Billings, MT 59105



PROPERTY DESCRIPTION

1,500 sf Office Condo for sale at 848 Main St. This professional office complex is located in the high-trafficked heart of Billings Heights. This would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quiet professional space to run their business out of.

OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	1,500 SF

PROPERTY HIGHLIGHTS

- Second Floor Office Condo For Sale
- 1,500 sf
- 4 small offices
- Large meeting area and reception area
- Large storage area with shelving
- Small break area (no refrigerator or stove)
- Security System
- 28,904 cars per day (2022 AADT)

Todd Sherman
406 570 8961
todd@cbcmontana.com

Mike Bruschwein
406 697 6176
mike@cbcmontana.com

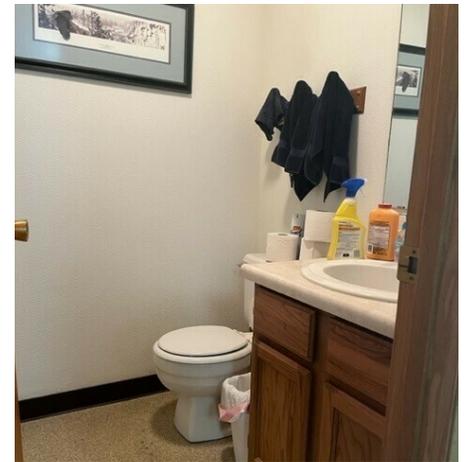
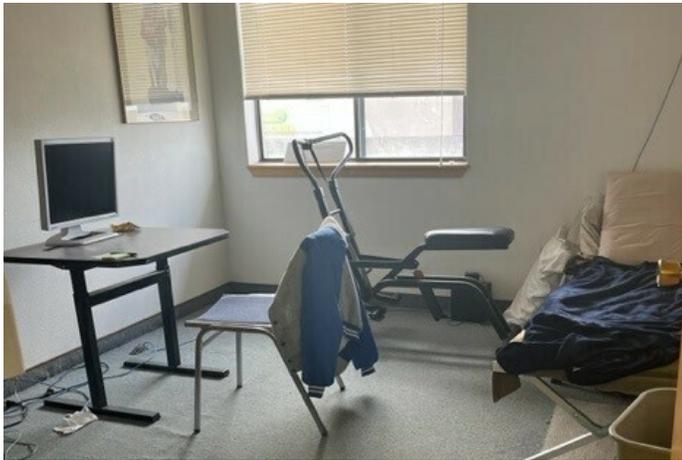


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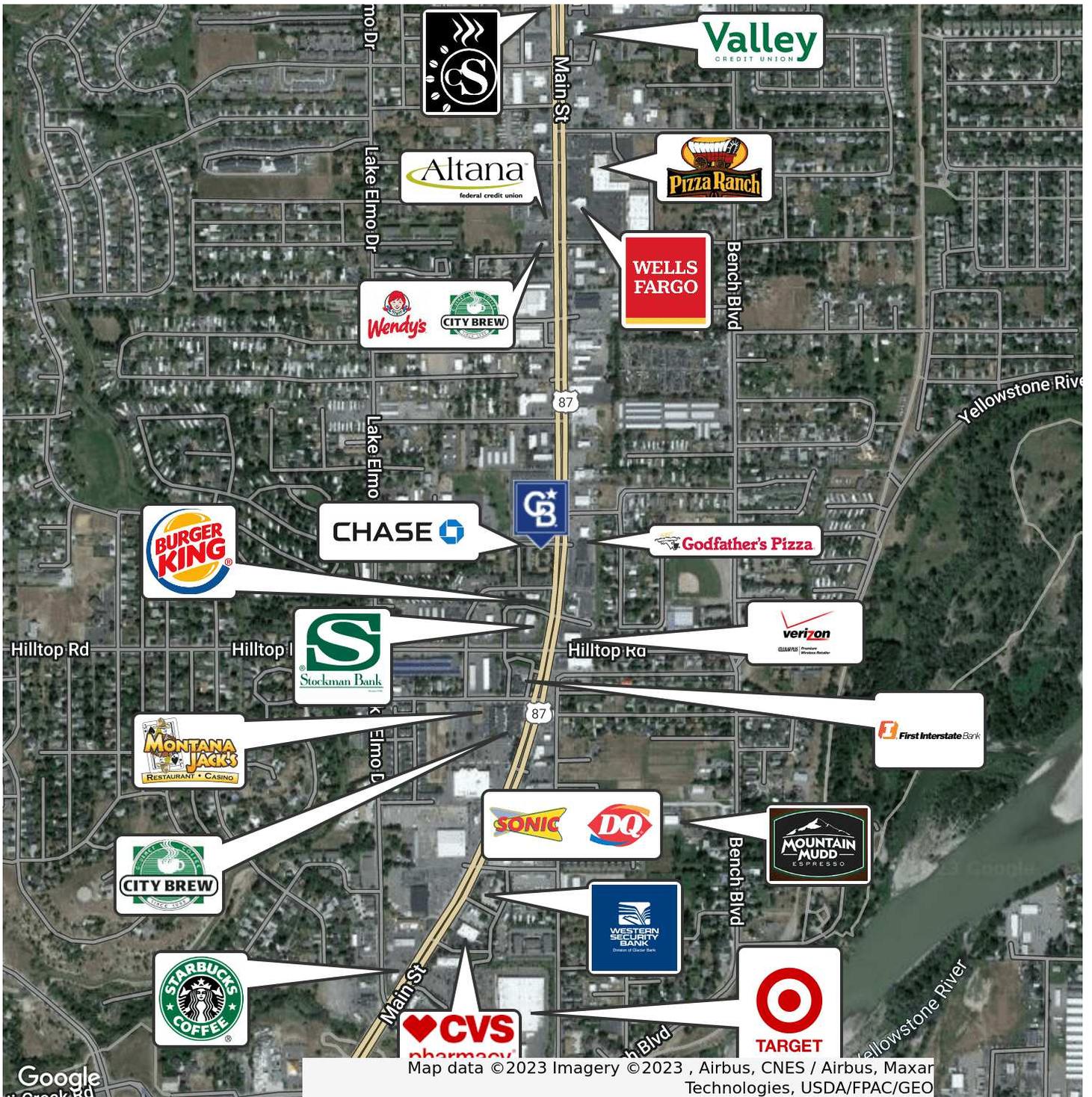


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TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; business sales, land, and Industrial facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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MIKE BRUSCHWEIN

Comm Sales Associate

mike@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.697.6176

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran numbers in a research lab at Montana State University. He married his wife Madison in 2018, who was also born and raised in Billings and attended Billings Central with Mike, and they decided to move home to Billings. Mike accepted a job at Computers Unlimited and in his role there he excelled at customer service and enjoyed interacting and assisting the company's industrial and medical customers. Mike has always been intrigued by real estate and started investing in 2020. He has been successful in developing his multifamily real estate portfolio, growing from one door to 12 doors in just over one year. Mike has constantly been passionate about the growth of the Billings community and has been a member of the Big Brothers Big Sisters of America since 2016. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His one-year-old son keeps him busy when he's not working and he loves spending time outdoors with his family in all of the beautiful seasons that Montana has to offer. Mike specializes in helping clients buy and sell multifamily & investment grade properties and enjoys geeking out over the numbers behind the property to ensure his clients enjoy superior returns.

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