

# SALE

## GIDDY UP COFFEE BAR AND BOUTIQUE

1008 Shiloh Crossing Blvd Billings, MT 59102



### PROPERTY DESCRIPTION

Giddy Up Coffee Bar and Boutique For Sale!

"We are small boutique located in in the new shopping area of Billings, Montana. We offer a full-service coffee bar, burn it hat parties with some of the best local artists, and the latest western fashion trends. All of our staff love to style and help you get the latest look of the season."

### OFFERING SUMMARY

Sale Price:	\$395,000
FF&E :	\$37,000
Inventory:	\$178,560

### PROPERTY HIGHLIGHTS

- Billings West end premier leased premises with excellent exposure and traffic.
- 9 years left on 700 SF lease - \$ 1689 mo, Utilities \$400 mo
- Syndicated sales on numerous platforms - Facebook, Website, Instagram, and In store retail.
- Coffee Bar with full menu offerings
- Sales events drive traffic and create loyal customers
- Brand ambassadors in place
- Manger in Place full time - Fully staffed
- Hat Burning parties full schedule of bookings transfer
- 2023 Gross sales - \$369,591
- [https://www.instagram.com/giddyup\\_mt/](https://www.instagram.com/giddyup_mt/)
- <https://www.facebook.com/giddyupmt>
- Hours of operation: Mon-Sat 10A-6P & Sun 12P-6P

### OTHER RESOURCES

[Website Link](#)

Shaylee Green CCIM  
406 208 7723  
[shaylee@cbcmontana.com](mailto:shaylee@cbcmontana.com)



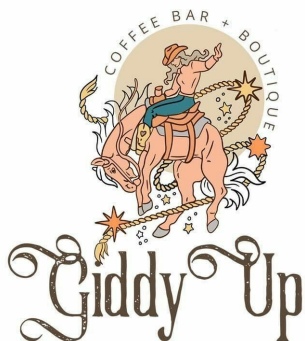
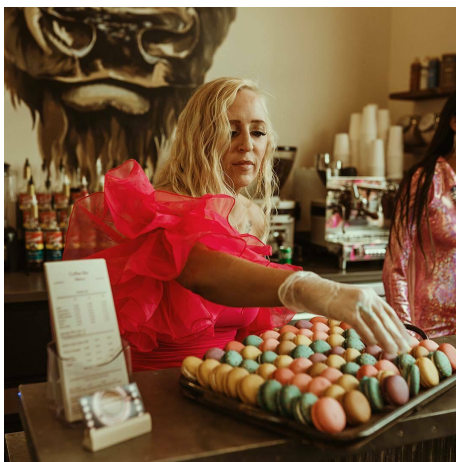
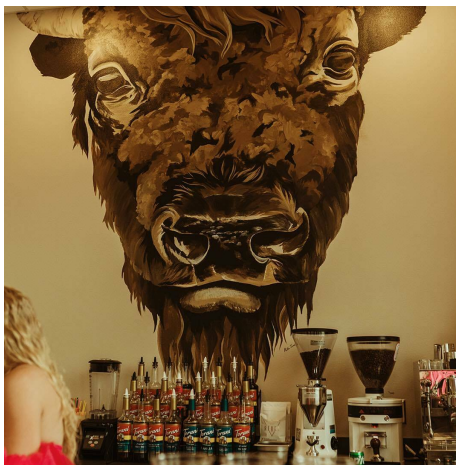
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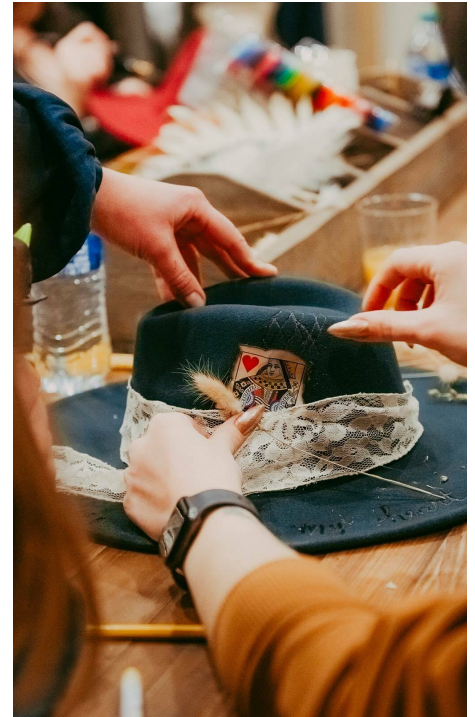
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### HAT PARTIES

Hat Parties Description : When a party is booked with a 99.00 deposit, we create a link where the guest can pay and check out. This is for outside of the store events. When a party is booked for in store. We get the 99.00 deposit from the host and then the remaining guest pay at check in.

Link: <https://giddyupmt.com/shop-1/p/burn-it-hat-party-deposit-non-refundable>

Booking Dates:

March 10th- 5pm

March 12th-6pm - 8 guests

April-13th 6pm

June 12th at 4:30pm

July 15th-7pm

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### SHAYLEE GREEN CCIM

Broker

shaylee@cbcmontana.com

Direct: 406.208.7723 | Cell: 406.208.7723

### PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me."  
Shaylee Green

### EDUCATION

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

### MEMBERSHIPS

Notable transactions and clients:

\*Accumulated \$18,000,000 +/- in total sales.

\*Accumulated 1,507,200 sf leased retail, office, and industrial.

\*Billings Athletic Club - \$1,000,000 sale - 20,000 SF

\*\$3.5 Million - 80+ Bed Assisted Living Portfolio

\*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF

1640 Lockwood - \$1,000,000 -10,080 SF - 2 AC

\*23 Unit Multifamily portfolio

\*Mobile home parks - 7+ Sales

\*Land sales - 3-5 parcels yearly average including recreational or commercial subdivisions

\*Estate sales with 6+ family members - 4 transactions.

\*Major Clients - Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services, Mountain Mudd

\*Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Ember and Indigo, Brookstone Monument, J-Wash Carwash.

### CBS

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