

# SALE

**111 2ND ST E**

111 2nd St E Chester, MT 59522



**SALE PRICE**

**\$179,000**

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

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## PROPERTY DESCRIPTION

Fitness Xpress – Business & Real Estate for Sale  
Chester, Montana

An opportunity to own both a locally established fitness business and the real estate it operates from in Chester, Montana. Fitness Express is housed in a 2,368 sf commercial building, offering a functional layout ideal for gym, wellness, or other commercial uses.

This space is well-positioned for an owner-operator or investor seeking a business with real estate included, or for buyers looking to repurpose the building for a different use. The layout allows flexibility for continued fitness operations, personal training, studio-style concepts, or other commercial ventures.

Located in Chester, MT, this property serves the local community and offers a rare chance to acquire both a business and building in a small-town market with limited commercial inventory.

Business financials and additional details available upon request.

## PROPERTY HIGHLIGHTS

- The property features:
- 2,368 square feet
- Two bathrooms
- Dedicated office area
- Open floor plan suitable for fitness, training, or adaptable commercial use

## OFFERING SUMMARY

Sale Price:	\$179,000
Lot Size:	2,560 SF
Building Size:	2,368 SF

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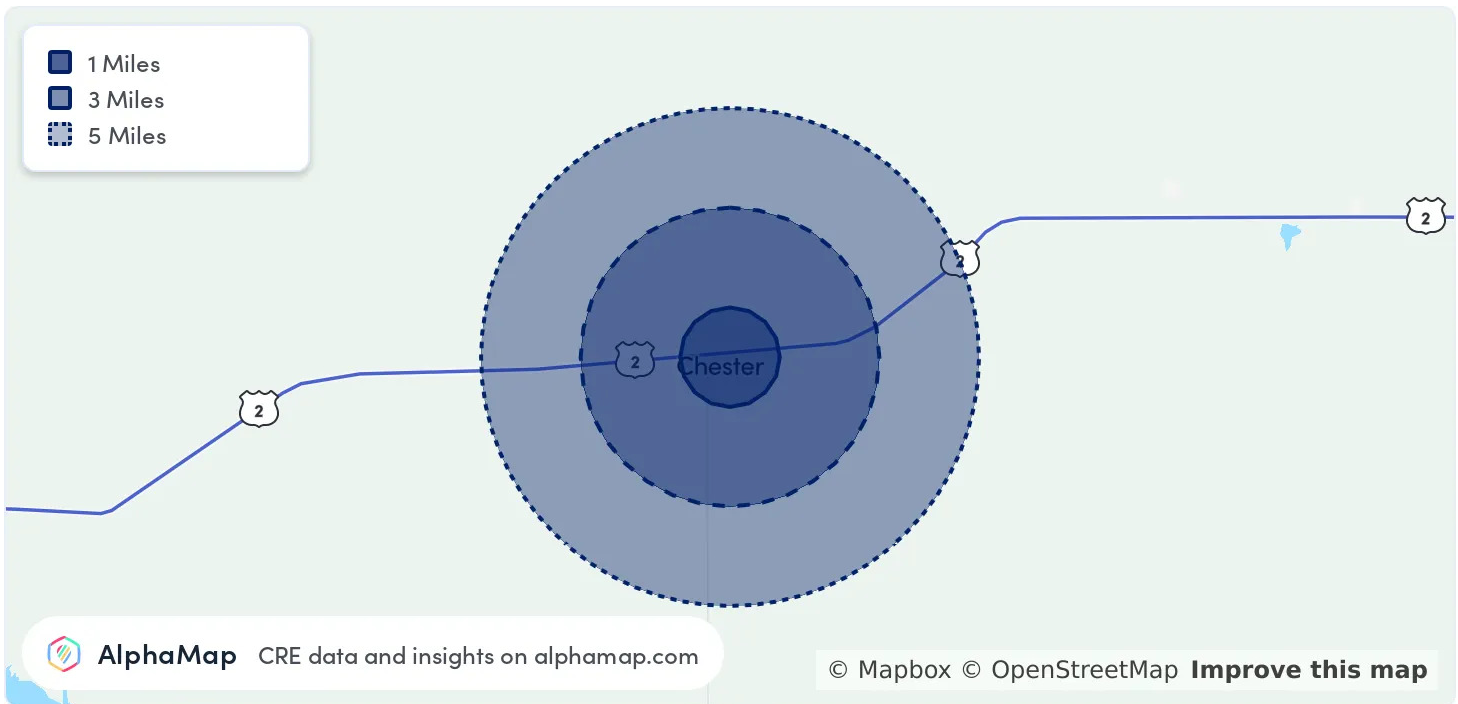


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	880	895	908
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	362	367	372
Persons per HH	2.4	2.4	2.4
Average HH Income	\$94,104	\$93,768	\$93,533
Average House Value	\$188,697	\$188,320	\$188,056
Per Capita Income	\$39,210	\$39,070	\$38,972

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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