

For
Lease



415 East Main St. Laurel, MT 59044

THE OUTLOOK BUILDING | 5,605 SF

THIS PROPERTY IS ALSO FOR SALE - \$650,000

Lease Price

\$5,000/month for the entire building

\$2,500/month for the front half

Both Excluding Utilities

Property Highlights

- **5,605 SF commercial building**
 - 3,599 SF shop area
 - 2,006 SF retail area
- **Built in 1948**
- **Zoned CBD, offering flexible commercial use opportunities - Taxes - \$4768**
- **Building Features:**
 - Brand-new \$70,000 roof installed
 - Full HVAC system throughout
 - 3 overhead doors - 10ft, (2) 12 ft
 - 3-phase power with abundant electrical capacity throughout
 - Dark room with a commercial sink in the shop area
 - 1 office
 - 2 bathrooms
 - 10-15 off-street parking spaces



FOR DETAILS:

SHAYLEE GREEN, CCIM

📞 406 208 7723

✉️ shayleegreenCCIM@outlook.com

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Property Address

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Laurel, MT 59044**



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Location Highlights

- Prime location along East Main Street with excellent visibility and accessibility
- High-traffic commercial corridor in downtown Laurel
- Located within Laurel's Central Business District (CBD)

Leasing Opportunity

Also available For Lease at:

- \$8.50 SF / \$2.15 SF NNNs + Utilities
- 7% cap rate potential

Ideal for owner-users seeking an income-producing opportunity or investors looking for a versatile commercial asset.

Interior Highlights



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Retail/Office – 2500 SF



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Office Area / Storage



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OH Doors – (1) 10ft (2) 12ft



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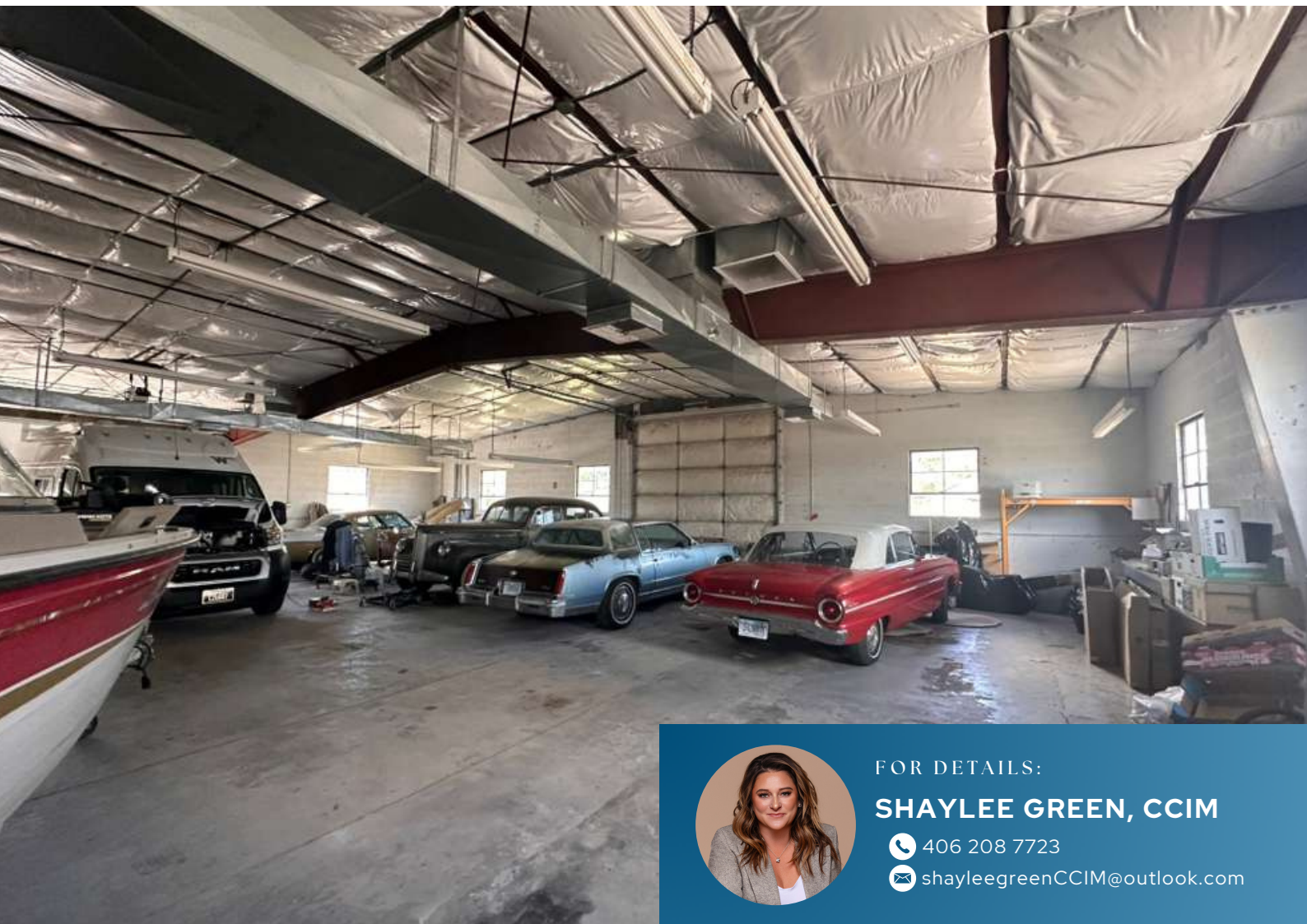
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HVAC in SHOP!



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Second shop bathroom



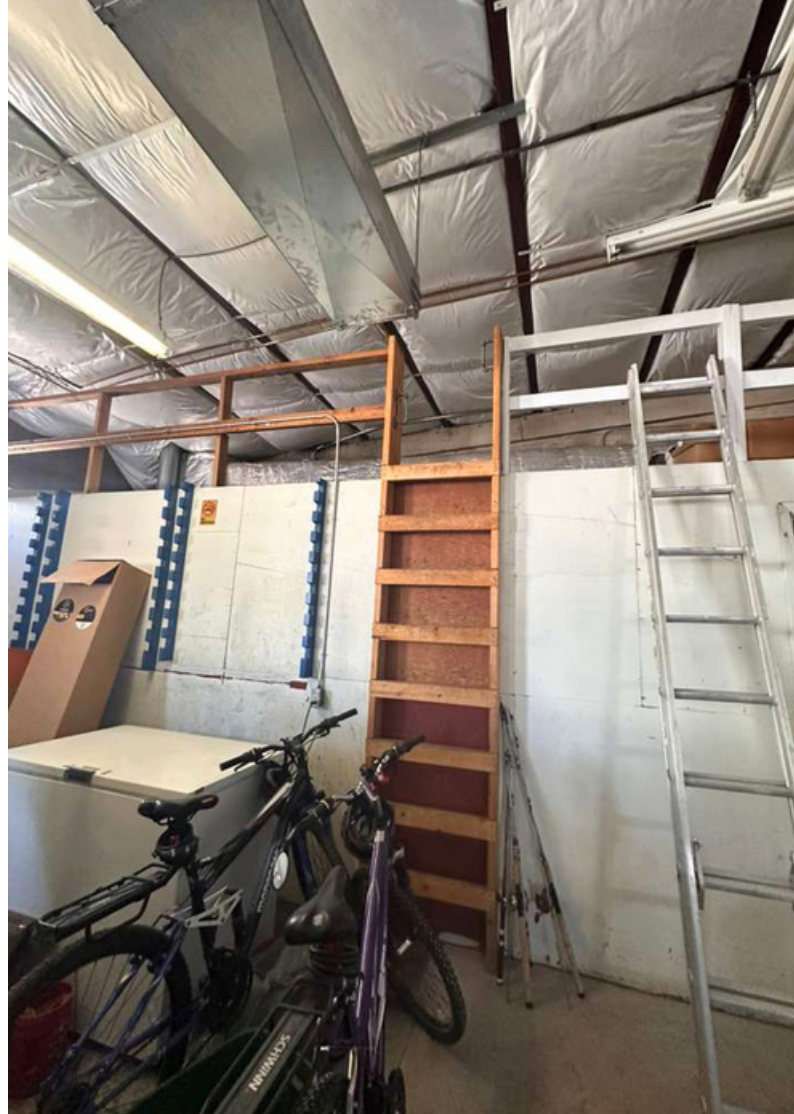
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Former Dark room w/
commercial sink



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**Lots of Power Available
3 Phase Onsite!**



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Exterior Highlights



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SHAYLEE GREEN, CCIM

Broker / Owner



406-208-7723



shayleegreenCCIM@outlook.com

Professional Background

Shaylee grew up in Billings, Montana, where she developed a strong connection to the community and the outdoor lifestyle the state offers. Outside of work, she enjoys kayaking, rafting, snowboarding, riding dirt bikes, and camping with her five beautiful and adventurous children.

Since beginning her real estate career in 2017, Shaylee has completed over 200 commercial real estate transactions, specializing in investment-grade and income-producing properties. She gained early experience within a nationally recognized brokerage at Coldwell Banker Commercial for 6+ years. This was formative for her overall professional experience.

Shaylee has earned the Certified Commercial Investment Member (CCIM) designation, one of the industry's most respected credentials. This designation reflects Shaylee's advanced training in investment analysis, financial modeling, and market strategy, enabling her to help clients minimize risk, and maximize long-term returns.

Today, Shaylee is the founder and broker of 5Pillars Realty, a boutique commercial real estate brokerage that offers clients direct access to the owner and decision-maker throughout every stage of the transaction. This approach allows for more personalized service, strategic guidance, and responsive communication. She typically manages 16–20 active listings for sale or lease, representing investors, property owners, and businesses across the region.

Outside of real estate, Shaylee is passionate about giving back and actively supports volunteer initiatives serving single mothers, veterans, nursing homes, disaster relief efforts, and communities in developing countries.

Education

Shaylee is a nationally licensed Realtor, Supervising Broker, and Certified Commercial Investment Member (CCIM) designee, a designation often regarded as the equivalent of a master's-level education in commercial investment analysis.

She studied Theology at Yellowstone Christian College, earning an A.A. in Christian Studies with a minor in Humanities, and later continued her studies in Elementary Education at MSU in Billings.

Her educational background, combined with extensive industry experience and professional credentials, supports a thoughtful, relationship-driven approach to helping clients navigate complex commercial real estate decisions.

Notable transactions and clients:

- Accumulated \$26,000,000 +/- in total sales
- Accumulated 1,907,200 SF leased retail, office, and industrial
- Billings Athletic Club: \$1,000,000 sale
- \$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 - 6 transactions
- Major Clients: Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness,, 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,



I work hard so I can be generous, as others have been generous to me.

- Shaylee Green

