

# PRESENTING A GREAT INVESTMENT

## SHILOH-GRAND CENTER



LISTED FOR  
**\$2,150,000**



**7 UNITS**



**5.5% CAP RATE**



**10,400 SQ FT**

**1780 SHILOH ROAD, BILLINGS, MONTANA, 59106**

- NNN LEASE
- 7 DEMISED UNITS
- MONUMENT SIGN
- 13,523 VPD TRAFFIC COUNT
- TENANTS PAY CAM+MANAGEMENT FEE

**CONTACT PAT SCHINDELE**

(406) 591-2551 (CELL)  
(406) 702-4141 (OFFICE)



Pat Schindele is licensed in the state of Montana

**ps**  
PAT SCHINDELE

**kw** YELLOWSTONE  
PROPERTIES  
KELLERWILLIAMS

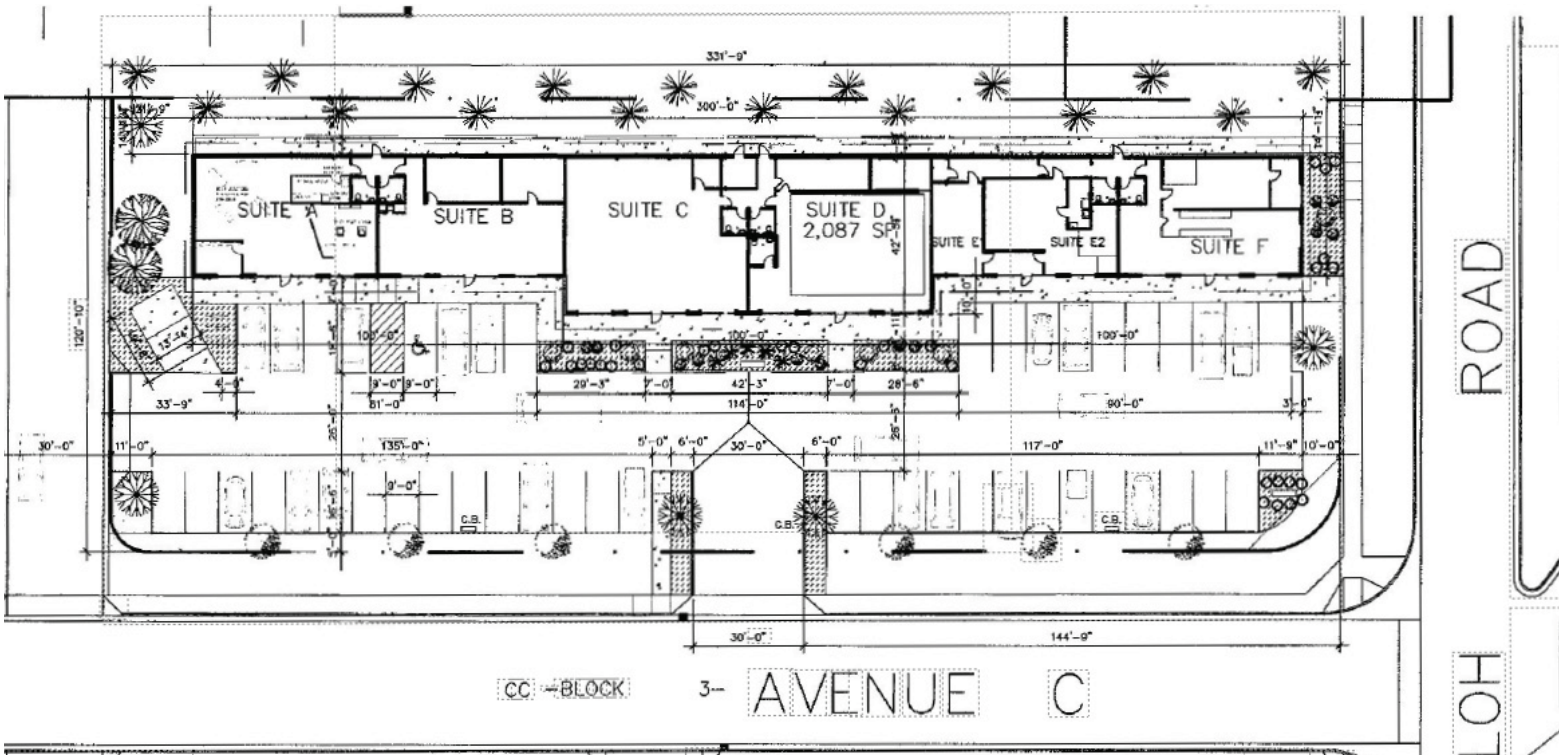
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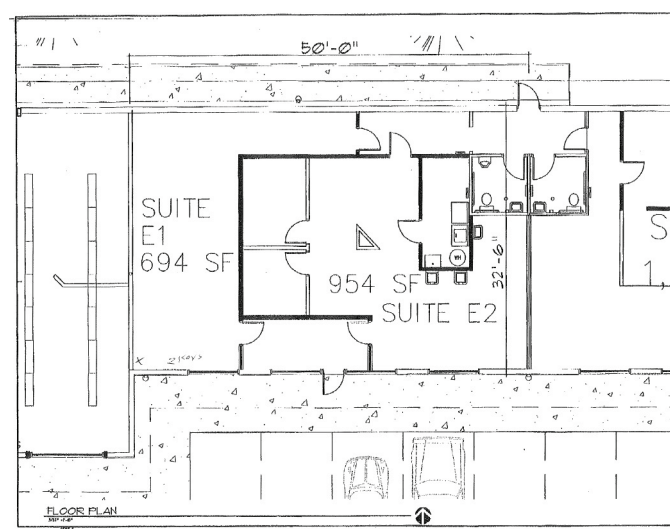
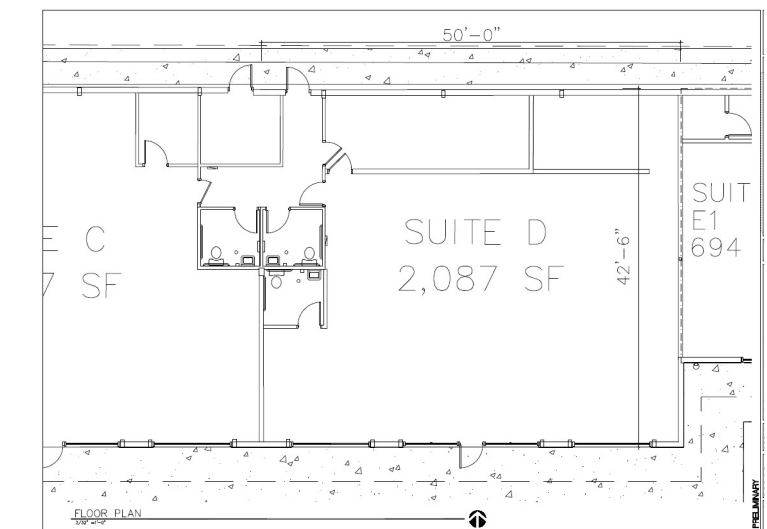
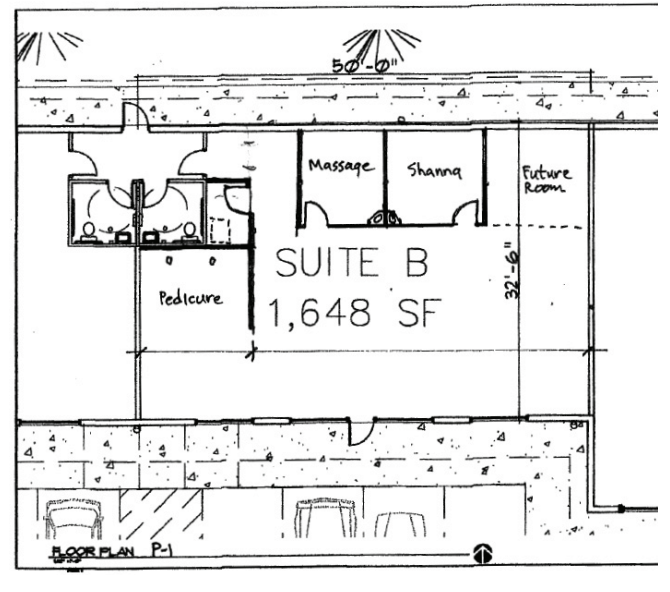
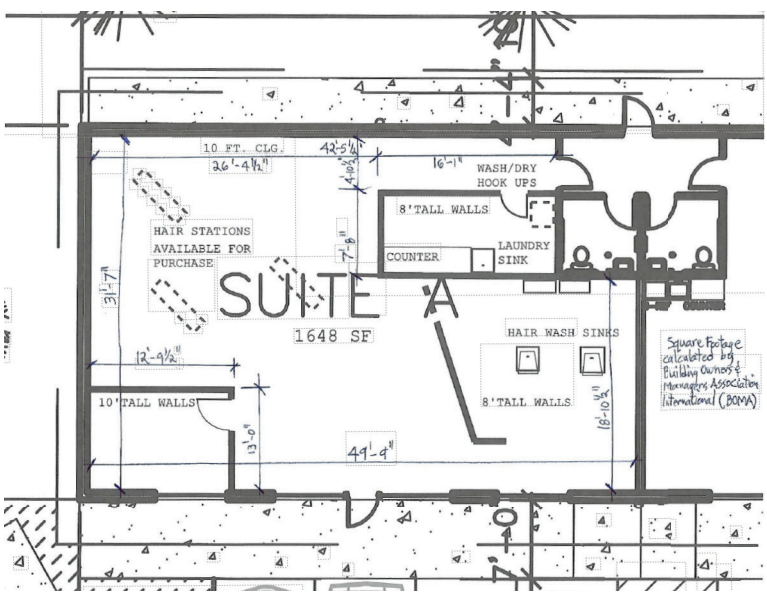
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SITE PLAN  
1" = 40'-0"





# 1780 SHILOH ROAD

Shiloh-Grand Center is a rare investment opportunity for a superior NW Billings location on the corner of Shiloh Rd and Avenue C. Access in and out of Avenue C is from both North and South on Shiloh Rd. Built in 2004, there are seven separate units that are all NNN leases where current tenants pay a CAM charge and management fee. Presented with a 5.5% CAP rate and an NOI of \$120,245 this property is ideal for investors seeking a profitable venture. The interior of the 10,400 SF building is a mix of office and retail space. A monument sign is highly visible on the corner of Avenue C and Shiloh Rd, perfect for the traffic count of 13,523 vehicles per day. There is newer commercial development across Ave C including the newest City Brew in Billings. Don't miss out on this opportunity to own Shiloh-Grand Center - a property with great potential and promising returns. Contact us now to seize this chance to add a valuable asset to your portfolio.



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Master Card	TaxID	Legal Description	Tax amount	SF	Tenant	Tenant Contact	Lease Terms	Current Base Rent	Current CAM (2022) per year	Current MF (5%) per month	Notes
					39,878	Parking lot					
	A28527M	SHILOH-GRAND CENTER, S33, T01 N, R25 E, MASTER CARD (08) LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD									
Suite A	A28527A	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT A, 15.26% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	3,044.83	1,604	Wink Studio	Makayla Downing 408-927-2069	3 year renewal due Nov 2024 - lease through 2/28/25	\$1,379.10	\$6,866.37	\$68.00	current base reflects the addition of led lighting, will drop to 1,332.50 on 8/1/2024
Suite B	A28527B	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT B, 15.33% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	3,058.90	1,648	Blue Kangaroo	Melius Kelly 408-702-0597	amend: 8/1/2022 - 5 year, + 1.5 year option	\$1,619.50	\$2,874.12	\$80.97	base will raise to \$1,659.99 as of 8/1/2024
Suite C	A28527C	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT C, 19.41% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	3,871.53	2,087	Shiloh Fitness	Tom Følset 408-698-3476	2/18/2022 5yrs - and 2 5 year options	\$2,192.66	\$7,278.09	\$109.63	
Suite D	A28527D	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT D, 19.41% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	3,871.53	2,087	Unoccupied		<b>NOT LEASED</b>	<b>\$2,087.00</b>	<b>\$8,733.70</b>	<b>\$110.00</b>	<b>Currently vacant, the base rent when it leased</b>
Suite E1	A28527E	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT E1, 6.46% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	1,288.93	684	CMG Financial	Kime Callas/ Eva Lum 925-359-3668	1 year lease - through 12/31/24	\$807.00	\$2,906.74	\$40.00	
Suite E2	A39637F	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT E2, 8.87% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	1,769.46	954	Synergy Studio	Brand Phillips 408-670-0816	1/1/2023 - 1.5 year term, (12/31/27)	\$1,216.95	\$3,991.14	\$60.85	this base rent raises 1.5% every year
Suite F	A28527G	SHILOH-GRAND CENTER, S33, T01 N, R25 E, UNIT F, 15.26% COMMON AREA INTEREST, LOC@ LT 1A BLK 3 GOODMAN SUB 2ND FIL AMD	3,044.83	1,604	Subway	Nic Eames 408-670-5039	Amndd 10/27/19, 5 yr option w/ 2 auto 5 year options (2030)	\$2,115.50	\$6,866.37	\$105.78	this base rent raises 1.25% every year
<b>TOTALS</b>				10,678				\$11,417.71	\$39,516.53	\$575.23	

