

OFFERING

790 COLLEEN ST

Helena, MT 59601



PROPERTY DESCRIPTION

Office building for sale with a freshly renewed 10 year USDA lease. The seller has recently paid for all of the requested tenant improvements, and is ready for a new owner to capitalize on that investment. Located off of US-12 in the Inter-City commercial subdivision. 35 parking spots on well maintained asphalt. The USDA's tenancy in this building started before the seller acquired the property in 2007. Park your cash in this stable property.

OFFERING SUMMARY

Sale Price:	\$925,000
Price/SF:	\$165
Building Size:	5,600 SF
Year Built:	1992
Zoning:	CLM

Randall Green
406 594 1547

Mark Runde
406 916 2259

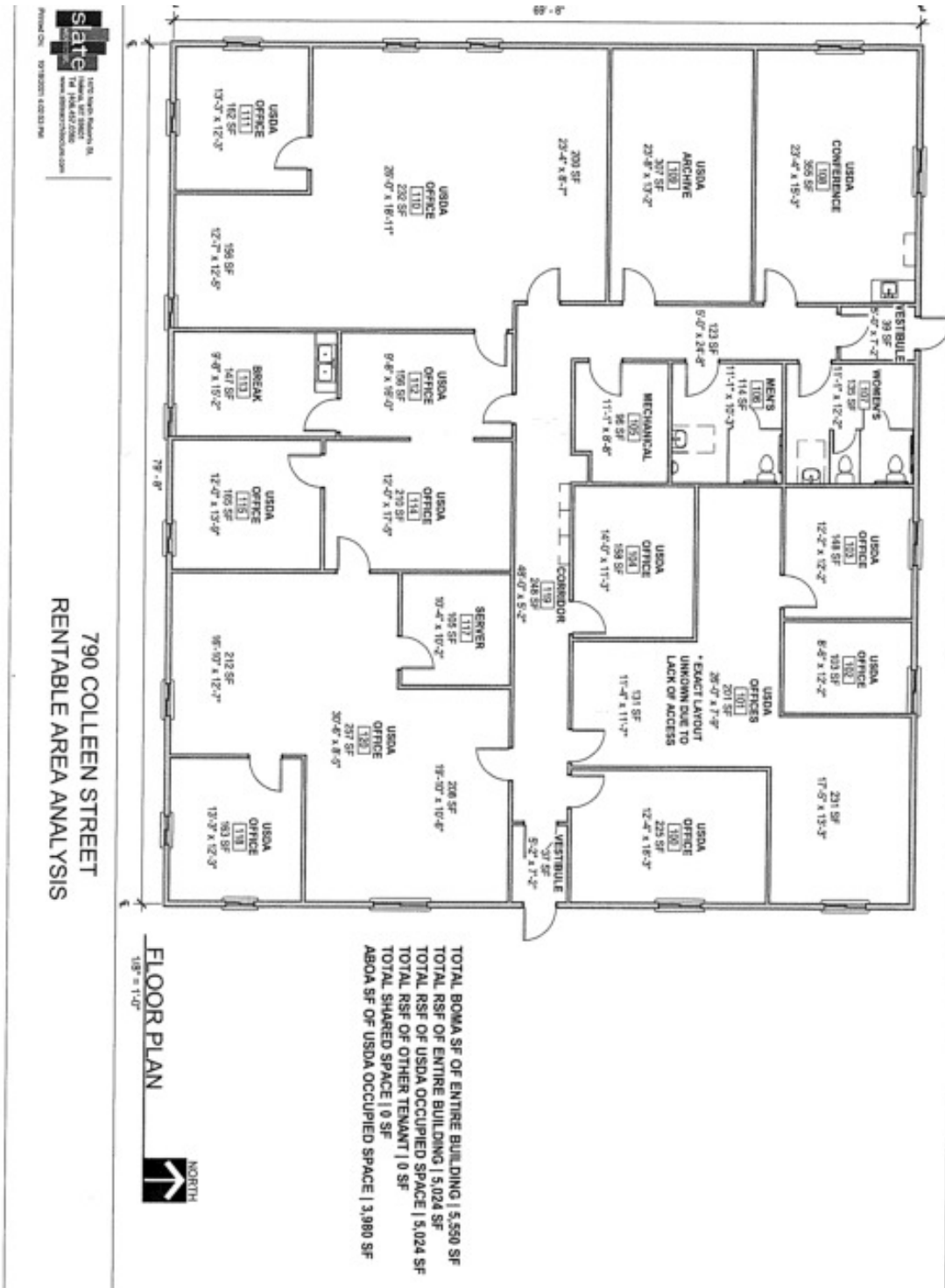


COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

FLOOR PLAN

790 COLLEEN ST

Helena, MT 59601



Randall Green
406 594 1547

Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN
& GREEN

SITE

790 COLLEEN ST

Helena, MT 59601



Randall Green
406 594 1547

Mark Runde
406 916 2259



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

PHOTOS

790 COLLEEN ST

Helena, MT 59601



Randall Green
406 594 1547

Mark Runde
406 916 2259

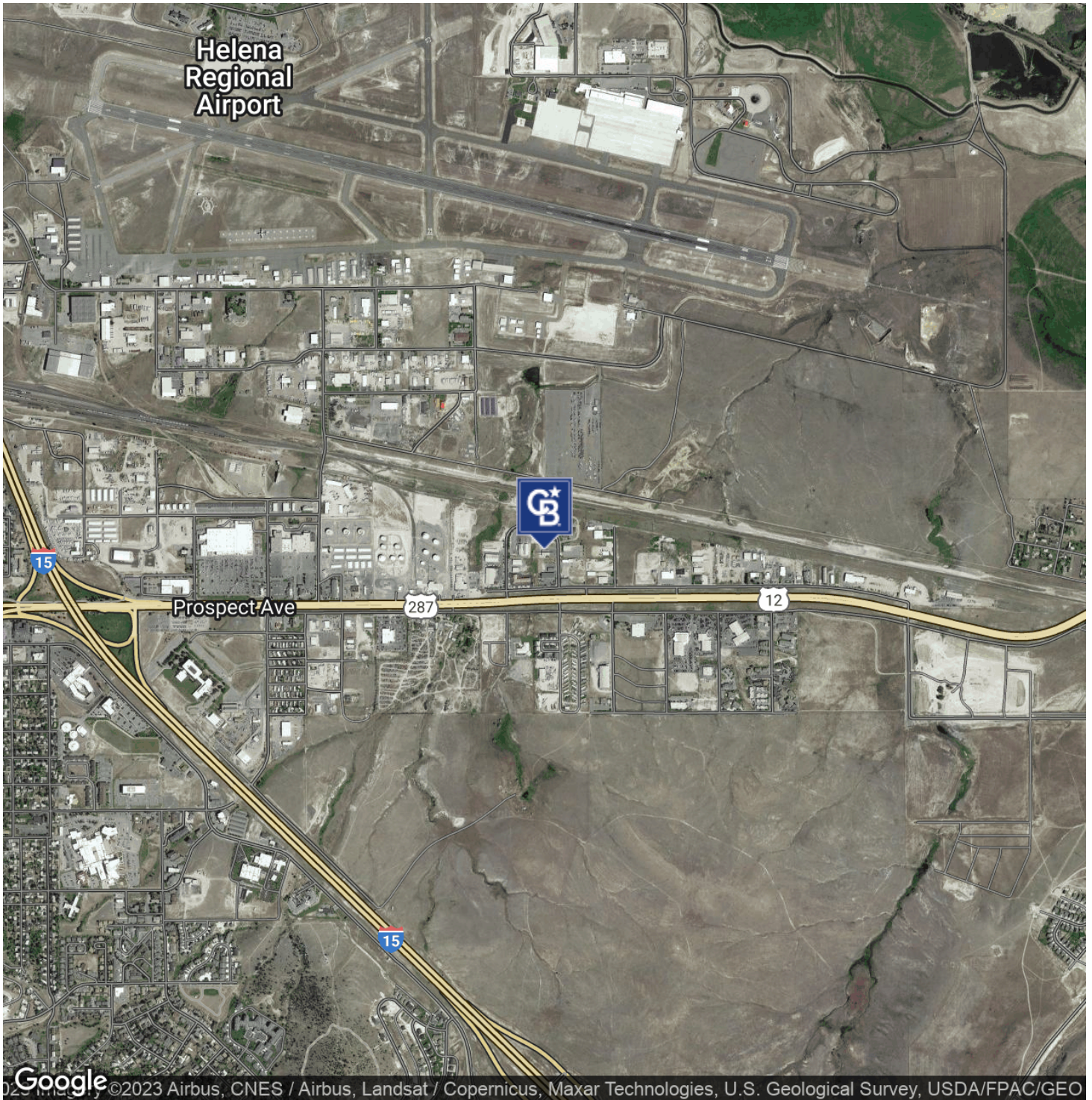


COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

LOCATION MAP

790 COLLEEN ST

Helena, MT 59601



Google ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

Randall Green
406 594 1547

Mark Runde
406 916 2259



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN

SALE

790 COLLEEN ST

Helena, MT 59601



RANDALL GREEN

Broker-CCIM

rgreen@cbcmt.com

Direct: 406.594.1547 | Cell: 406.594.1547

MT #RRE-BRO-LIC 11293

PROFESSIONAL BACKGROUND

Randall uses a practical approach and straightforward style to guide clients through the maze of real estate strategies and needs. He understands the importance of aggressive marketing and creative financing in today's competitive marketplace. He provides expertise in dealing with all classes of commercial property—including analysis for financial, market, site, user, and investment, as well as brokerage for sale and purchase representation, landlord-tenant lease representation, and IRC-1031 Exchanges. As a real estate investor, developer, and property manager, he brings invaluable first-hand experience to the business. As of this year, Randall has successfully closed more than 500 transactions valued at over \$200M. He has assisted clients in completing more than 60 IRC-1031 Exchange related transactions. Since opening the Green & Green Realty office in the fall of 2005 when he earned his CCIM designation, nearly 100% of his transaction volume has been commercial property related.

Randall is a Certified Commercial Investment Member (CCIM) designee. He attained this internationally recognized professional designation in 2005, a distinction from all other brokers or agents in the Helena area. CCIMs are recognized commercial real estate professionals who understand the complexities of real estate transactions. CCIMs are backed by an exceptional education specific to commercial and investment real estate. CCIMs must have a thorough understanding of the marketplace. The designation represents the equivalent of graduate-level (MBA-type) training in commercial real estate practices. As a CCIM designee Randall is a member of the elite 10,000+ CCIM designees nationally out of 1+ million Realtor® members of the National Association of Realtors®.

In 2004, City of Helena Mayor Jim Smith appointed Randall to the Helena Business Improvement District and Helena Parking Commission board of directors. He chaired that board until his term expired. Randall has been a member of the loan review committee for the Montana Community Finance Corporation, an SBA affiliate. He has been president of the Helena Multiple Listing Service Board of Directors and also served on the Professional Standards Committee for Helena Association of Realtors.

EDUCATION

CCIM Designation 2005

BA Photo Journalism, University of MT 1992

MEMBERSHIPS

CCIM

Green & Green

800 N Last Chance Gulch Suite 103

Helena, MT 59601

406.442.1736

Randall Green

406 594 1547

Mark Runde

406 916 2259



COLDWELL BANKER
COMMERCIAL

GREEN
& GREEN

SALE

790 COLLEEN ST

Helena, MT 59601



MARK RUNDE

Commercial Agent

mark@cbcmt.com

Direct: 406.916.2259 | Cell: 406.916.2259

PROFESSIONAL BACKGROUND

Mark is described by many as industrious, and self described as a man of moxie. As an agent, he's endowed with a composed nature, and an insatiable devotion to the needs of his clients. He developed an interest for investing and entrepreneurship at a young age. Mark first started a business making drone videos for real estate agents. He learned the basics of real estate marketing, which has been crucial in advertising his listings for sale. While working alongside top performing real estate agents in a number of markets, he also discovered the secret skills of being a great agent - communication, transparency, and good old hard work. Later in college, while pursuing an accounting degree, he started a retail store selling mattresses. This taught Mark how a proper lease space can make or break a business, and what a tenant should consider in their lease search. He strives for superlative service - give Mark a call today.

Mark was raised on a dairy, beef, and grain farm in Wisconsin. In his time off he's often intentionally and sometimes unintentionally lost in the Montana wilderness behind the handlebars of his Triumph, or in his hiking boots.

EDUCATION

Bachelor of Accounting

Green & Green

800 N Last Chance Gulch Suite 103
Helena, MT 59601
406.442.1736

Randall Green
406 594 1547

Mark Runde
406 916 2259



COLDWELL BANKER
COMMERCIAL
GREEN
& GREEN