

FOR SALE

2708 2ND AVE S
BILLINGS, MT 59101



SALE PRICE: \$650,000

Seller financing may be available with acceptable terms.

5 PLEX FOR SALE | GATED GARDEN STYLE WELL LOVED AND MAINTAINED PROPERTY

Units

- \$940 - 2 Bed / 1 bath
 - \$700 - 1 Bed / 1 bath
 - \$740 - 1Bed / 1 bath
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- Zoning - DX-Downtown Support
 - Building - 3152 SF
 - Land - 7,000 SF
 - Year Built -1882
- Property used to have a second dwelling where the parking lot is now, buyer to verify if it can be added again.
 - All units are month to month and great tenant mix, very happy group. Unit #1 does some onsite maintenance. Owner does a lot of maintenance as well. All tenants are aware of sale and very compliant to upcoming rent adjustments.



FOR DETAILS



SHAYLEE GREEN CCIM
406 208 7723
shayleegreenCCIM@outlook.com

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Utilities

- All units have separate gas and electric meters.
- Landlord pays water, sewer, garbage. Approximately \$700 month
- Water Heater is newer.

Improvements

- Asphalt roof was done in 2018.
- Fridges and Stoves all convey.
- 5 Gas units done from 2015-2020

3 Year Trending rent

- 2022 - \$40,840
- 2023 - \$44,880
- 2024 - \$45,840

Insurance is \$3782 currently
Taxes 2025 - \$ 2213

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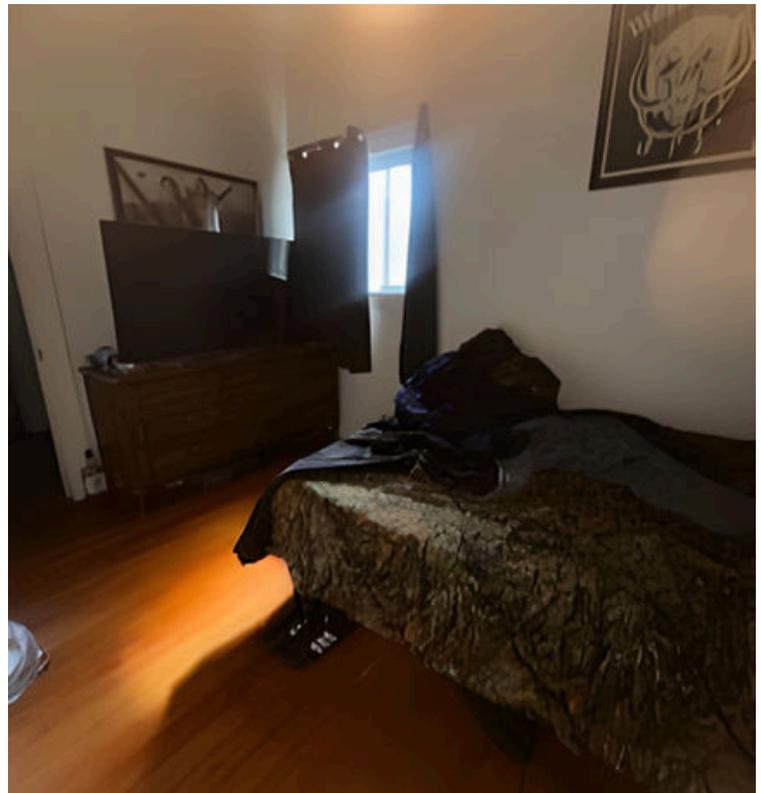
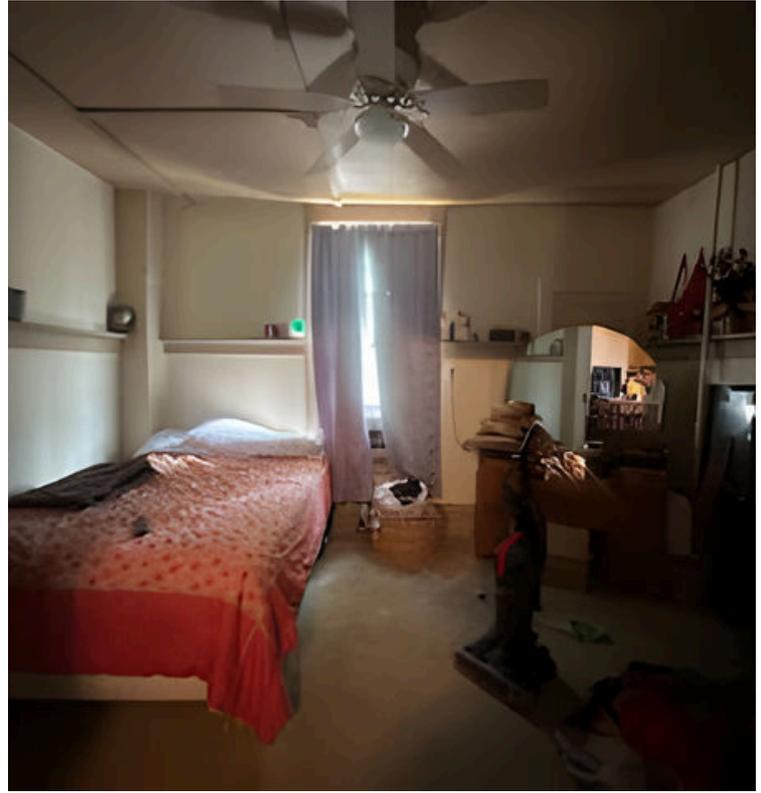
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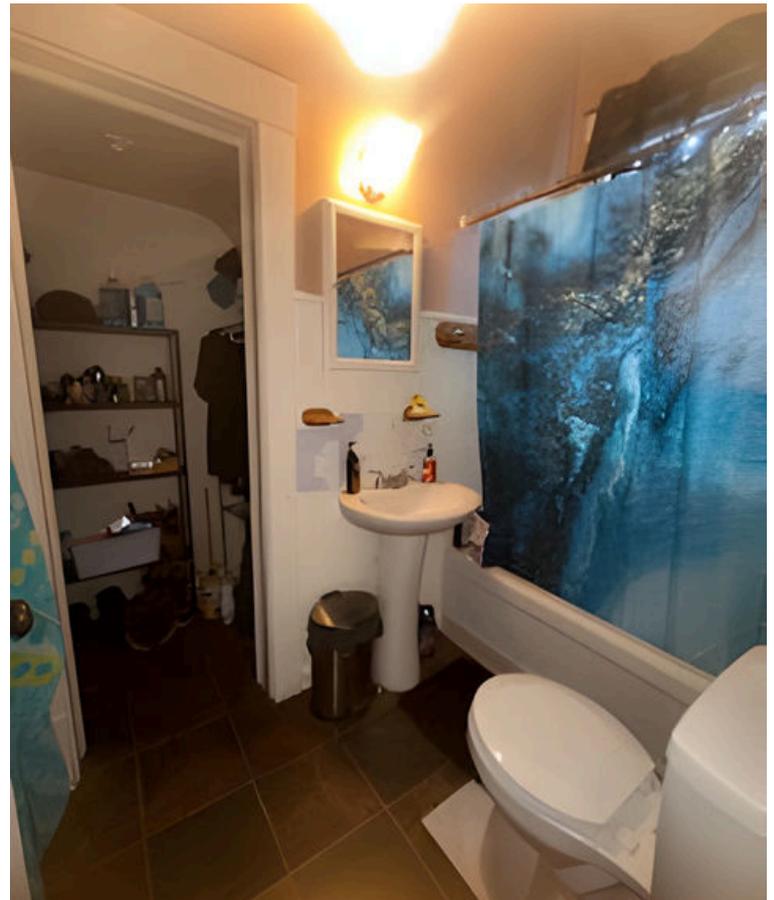
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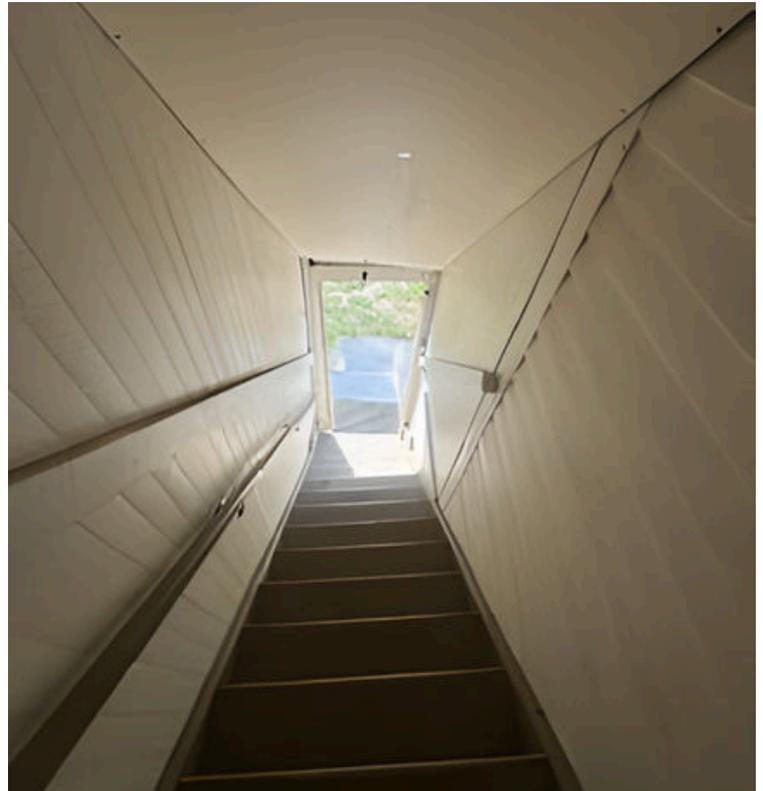
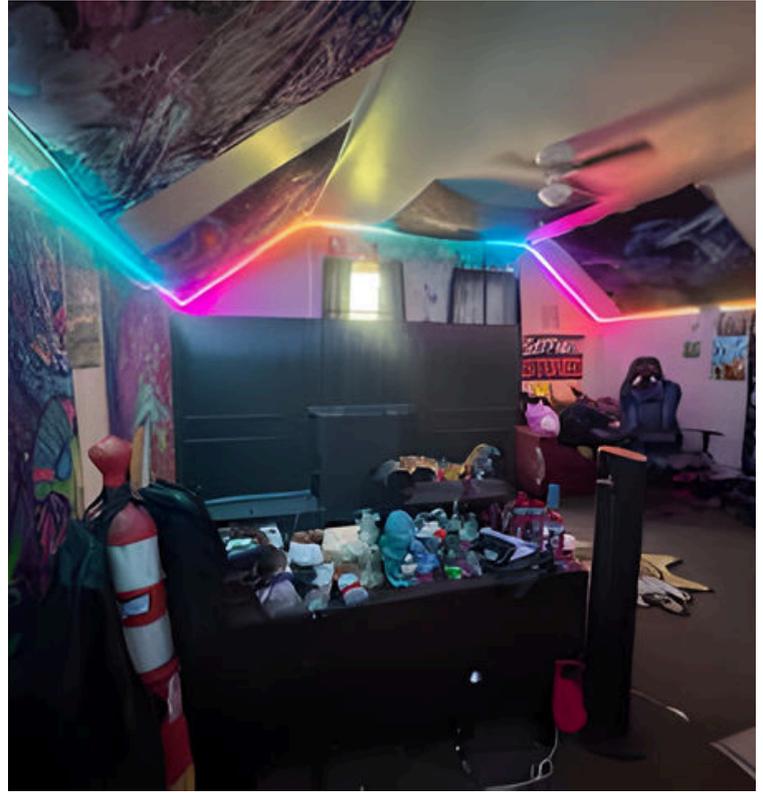
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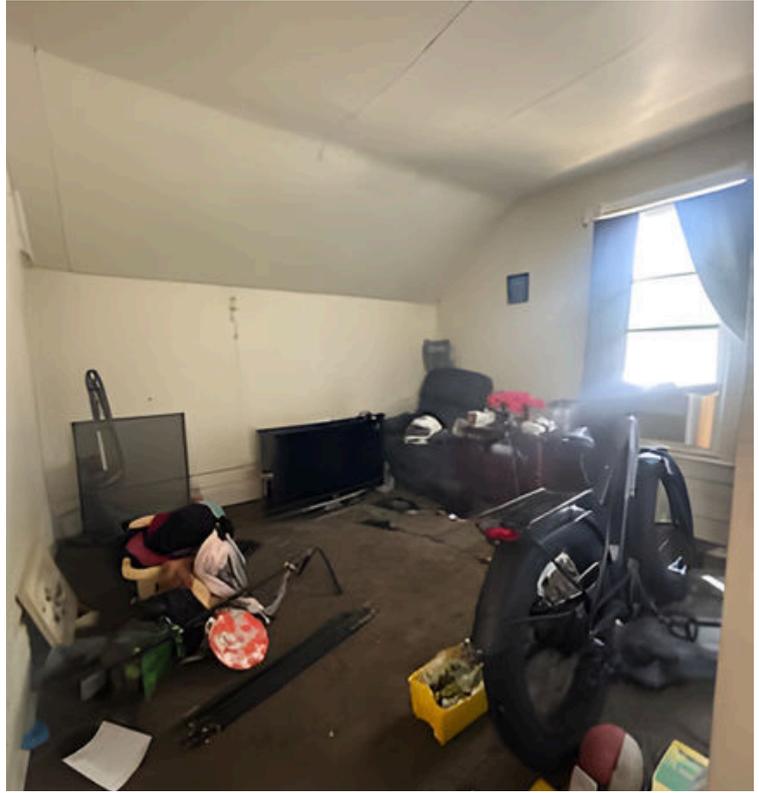
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Shaylee Green, CCIM

Broker / Owner

☎ 406-208-7723

✉ shayleegreenCCIM@outlook.com

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.

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