

PROPERTY SUMMARY

790 COLLEEN ST

Helena, MT 59601



PROPERTY DESCRIPTION

Office building for sale with 8 years remaining on federal lease. The seller has recently paid for all of the requested tenant improvements, and a new owner will recoup that expense as tenant improvement rent. Located off of US-12 in the industrial Inter-City subdivision. 35 parking spots on well maintained asphalt. The USDA's tenancy in this building started before the seller acquired the property in 2007. To make this a hands-off investment, the seller utilizes a local property management company. The property manager will gladly stay in place for a new owner. Park your cash in this stable property that is located in the robust capital city of Montana.

OFFERING SUMMARY

Sale Price:	\$849,000
Price/SF:	\$152/SF
Building Size:	5,600 SF
Year Built:	1992
Zoning:	CLM
Term:	8 Years Remaining

Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN

FINANCIALS

790 COLLEEN ST

Helena, MT 59601

The Government shall pay the Lessor annual rent, payable in monthly instalments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT RSF	ANNUAL RENT RSF
SHELL RENT ¹	\$72,395.84	\$75,761.92
OPERATING COSTS ²	\$ 25,069.76	\$ 25,069.76
TENANT IMPROVEMENTS RENT ³	\$ 30,746.88	\$0.00
TOTAL ANNUAL RENT⁴	\$128,212.56 ROUNDED	\$100,831.68

¹Shell rent calculation:

(Firm Term) \$14.41 per RSF multiplied by the 5024 RSF stated under Paragraph 1.01

(Non Firm Term) \$15.08 per RSF multiplied by 5024 RSF stated under Paragraph 1.01

²Operating Costs rent calculation: \$4.99 per RSF multiplied by 5024 RSF stated under Paragraph 1.01

³Tenant Improvements of \$6.12 are amortized at a rate of 0 percent per annum over 3 years.

Colleen St Expenses YE 3-31-23	
Grounds Keeping expense	\$ 5,710.00
Insurance	\$ 1,677.50
Janitorial	\$ 12,435.69
Management Fees	\$ 3,200.00
Misc Expenses	\$ 642.58
Office Supplies	\$ 80.61
Repairs & Maintenance	\$ 10,606.90
Utilities	\$ 7,230.21
Property Taxes	\$ 14,439.86
USDA Remodel	\$ 8,166.73
Total Expenses	\$ 64,190.08

Expenses YE 3-31-2024	
Grounds keeping	\$ 2,765.00
Insurance	\$ 2,100.65
Janitorial	\$ 8,203.41
Management	\$ 5,069.93
Repairs/Maintenance	\$ 7,517.98
Taxes	\$ 14,203.07
Utilities	\$ 10,125.39
Total Expenses	\$ 49,985.43

Mark Runde
406 916 2259



COLDWELL BANKER
COMMERCIAL
GREEN & GREEN

SITE

790 COLLEEN ST

Helena, MT 59601



Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN

PHOTOS

790 COLLEEN ST

Helena, MT 59601



Conference room



Fenced yard



New flooring throughout



Kitchenette

Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN

PHOTOS

790 COLLEEN ST

Helena, MT 59601



Mark Runde
406 916 2259

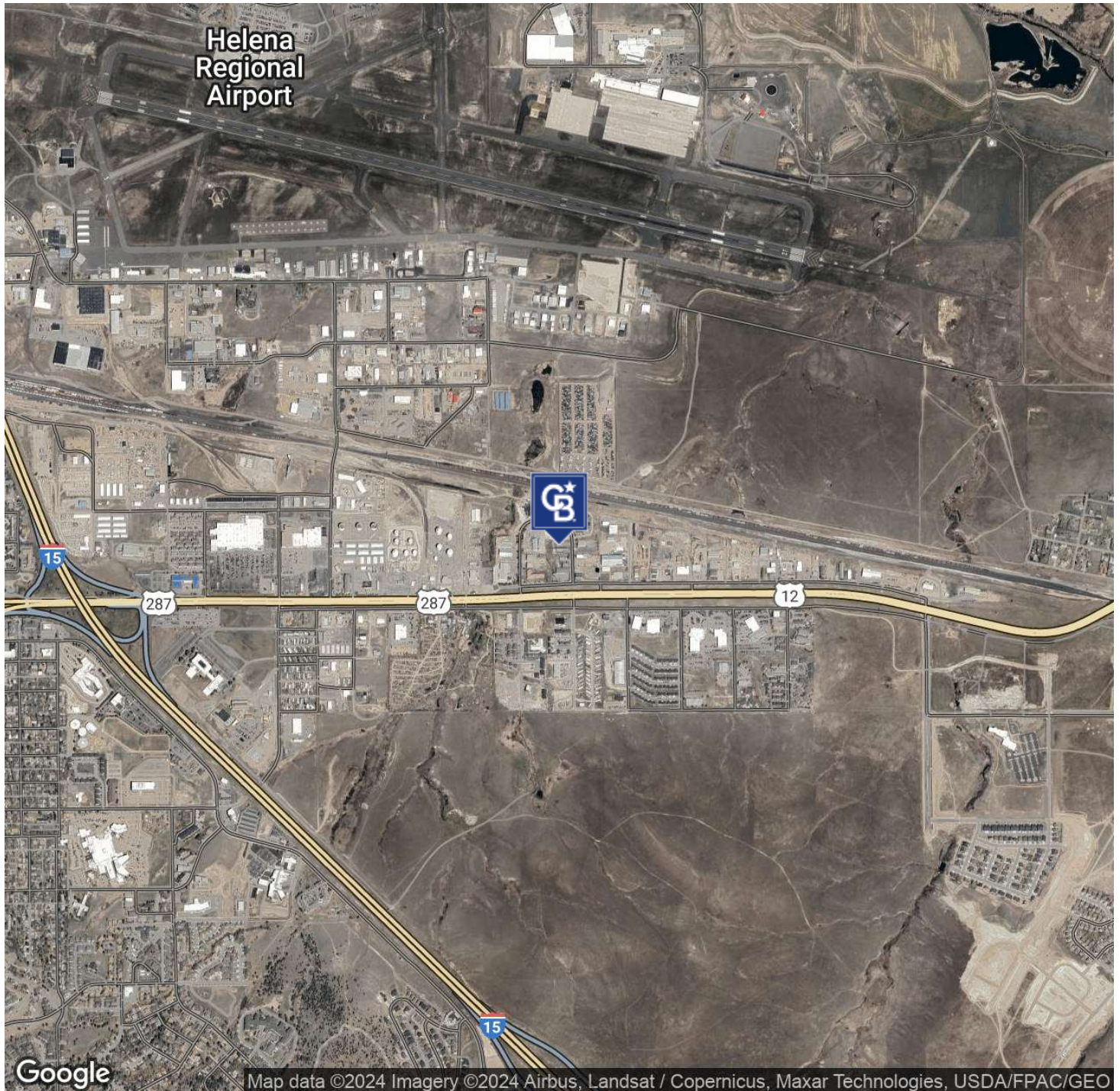


**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN

LOCATION MAP

790 COLLEEN ST

Helena, MT 59601



Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN

ADVISOR BIO

790 COLLEEN ST

Helena, MT 59601



MARK RUNDE

Commercial Advisor

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 and lease. 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. Running this business taught Mark how a proper lease space can make or break a business, and what a tenant should consider in their lease search. After graduation, he dove headfirst into commercial real estate and hasn't looked back. While he avoided the accounting career path, Mark's educational background is still useful for making his clients feel at ease when he analyzes investment properties and businesses for sale. In addition, he recently embarked on the educational journey to obtain a CCIM designation - a highly regarded display of commercial expertise. 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. He also plays electric guitar in a two-piece band with a fellow Coldwell Banker broker.

EDUCATION

Bachelor of Accounting

MEMBERSHIPS

City Zoning Commission - Active

Green & Green

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

Mark Runde
406 916 2259



**COLDWELL BANKER
COMMERCIAL**
GREEN & GREEN