Sale

416 Lake Elmo Dr

416 Lake Elmo Dr Billings, MT 59105



SALE PRICE	$699,000
BUILDING SIZE	2,015 SF

Todd Sherman
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PROPERTY DESCRIPTION

Discover an investment opportunity at 416 Lake Elmo Drive in Billings, Montana. Home to Yellowstone Casino, this established commercial property offers investors the opportunity to acquire real estate occupied by an existing business. The sale includes the real estate only, with Yellowstone Casino remaining in operation at the location. Situated within the established Billings Heights commercial market, the property offers an attractive opportunity for investors seeking to expand their commercial real estate portfolio. With an existing business presence and convenient access to major retail and commercial amenities, this property presents long-term investment potential.

OFFERING SUMMARY

Sale Price:	$699,000
Lot Size:	0.32 Acres
Building Size:	2,015 SF

LOCATION DESCRIPTION

Located near the intersection of Lake Elmo Drive and Main Street, 416 Lake Elmo Drive is positioned within one of Billings Heights' established commercial corridors. With convenient access to Main Street and nearby shopping, dining, and residential neighborhoods, the property benefits from its location within an active commercial district. This established setting presents an attractive opportunity for businesses and investors seeking a presence in the Billings Heights market.

PROPERTY HIGHLIGHTS

- Property for Sale – Existing Business to Remain. Business Not Included.
- Building Size: 2,015 SF
- Lot Size: 0.32 Acres
- Traffic Count: 10,142 AADT
- Prime Heights Location
- Convenient access to Main Street, a major Billings Heights thoroughfare
- Cap Rate: 7.7%

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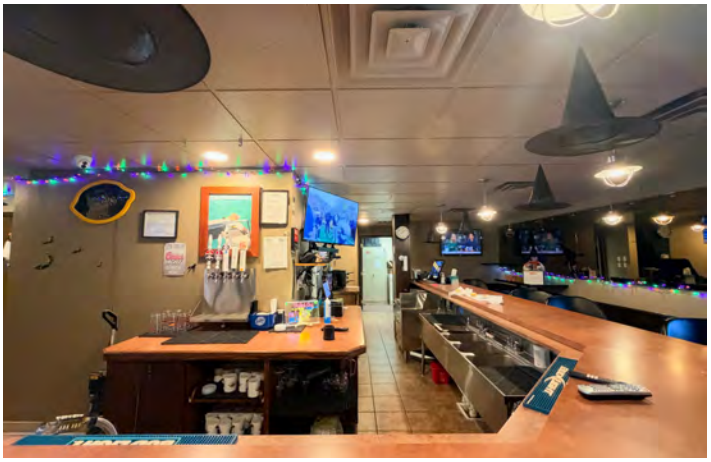
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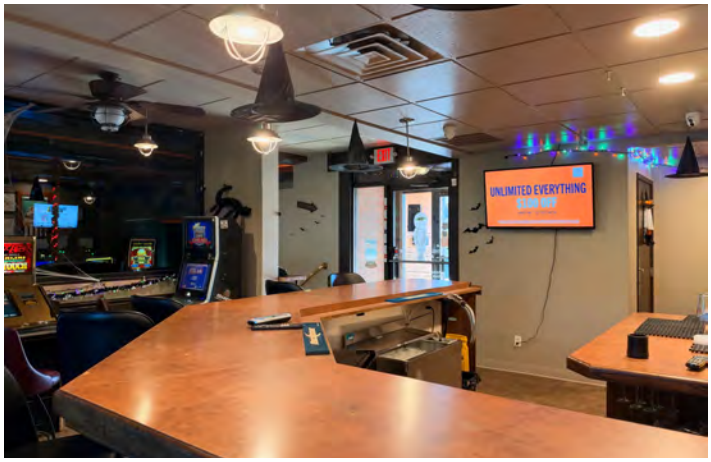
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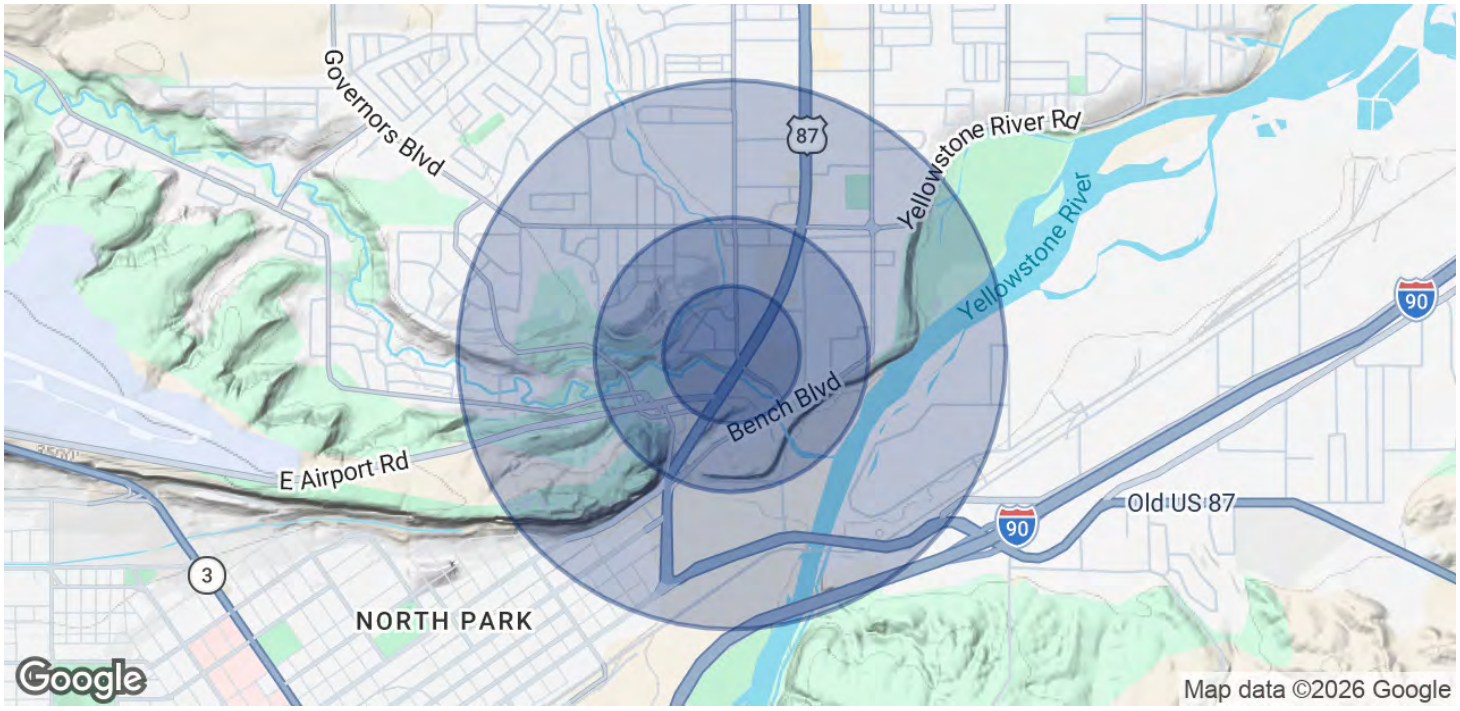
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	408	1,525	5,634
Average Age	39.6	38.9	36.3
Average Age (Male)	40.3	39.5	36.8
Average Age (Female)	37.2	36.5	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	182	685	2,491
# of Persons per HH	2.2	2.2	2.3
Average HH Income	$69,640	$68,074	$69,020
Average House Value	$255,357	$250,091	$255,936

2023 American Community Survey (ACS)

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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: **(406) 570-8961** | Cell: **(406) 570-8961**

MT #RRE-RBS-LIC-54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Board Member: Big Sky Economic Development Association

Board Member: Billings Home Builder Association

Board Member: Sustainable Montana

Active Member Downtown Billings Rotary Club

Active Member of Western States Petroleum Association

Active Member of Montana Tavern Association

CBS

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