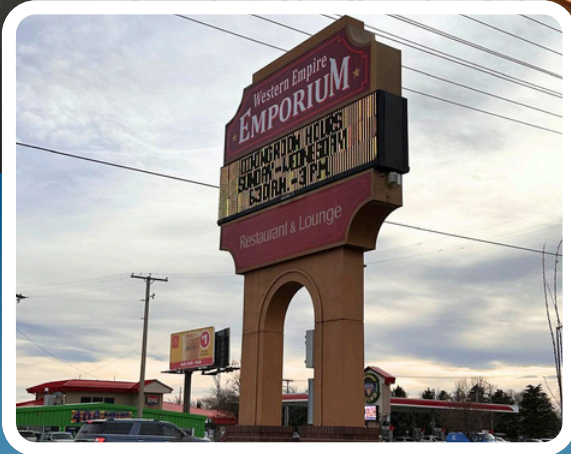


For

Lease



3141 King Ave W,
Billings, MT 59102

Approx. 7,500 SF Restaurant Space

Monthly Rate

\$16,666

With additional ½ pro rata share of utilities

Annual Rate

\$200,000

Base lease + NNNs

Property Highlights

- **Fully equipped commercial kitchen** with all equipment available for tenant use
- **All Furniture, Fixtures & Equipment (FF&E) available;** flexibility to adjust with owner if not needed
- Tenant patrons may utilize **on-site liquor service and gaming amenities** through landlord's business
 - **24 gaming machines and full liquor license on-site**



FOR DETAILS:

SHAYLEE GREEN, CCIM

📞 406 208 7723

✉️ shayleegreenCCIM@outlook.com

FOR LEASE



Property Address

**3141 King Ave W,
Billings, MT 59102**



Location Highlights

- 30,000 cars a day traffic
- Near major national retailers: Walmart, Home Depot, Lowe's, Fred's Appliance, TJ Maxx (soon)
- 40-door hotel next door with potential voucher partnership opportunities

Ideal Restaurant Concepts

- Americana / Casual Dining
- Café or Breakfast Restaurant
- Burger Concept
- Steakhouse
- Sports Bar



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Interior Highlights



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SHAYLEE GREEN, CCIM

Broker / Owner

📞 406-208-7723

✉️ shayleegreenCCIM@outlook.com

Professional Background

Shaylee grew up in Billings, Montana, where she developed a strong connection to the community and the outdoor lifestyle the state offers. Outside of work, she enjoys kayaking, rafting, snowboarding, riding dirt bikes, and camping with her five beautiful and adventurous children.

Since beginning her real estate career in 2017, Shaylee has completed over 200 commercial real estate transactions, specializing in investment-grade and income-producing properties. She gained early experience within a nationally recognized brokerage at Coldwell Banker Commercial for 6+ years. This was formative for her overall professional experience.

Shaylee has earned the Certified Commercial Investment Member (CCIM) designation, one of the industry's most respected credentials. This designation reflects Shaylee's advanced training in investment analysis, financial modeling, and market strategy, enabling her to help clients minimize risk, and maximize long-term returns.

Today, Shaylee is the founder and broker of 5Pillars Realty, a boutique commercial real estate brokerage that offers clients direct access to the owner and decision-maker throughout every stage of the transaction. This approach allows for more personalized service, strategic guidance, and responsive communication. She typically manages 16–20 active listings for sale or lease, representing investors, property owners, and businesses across the region.

Outside of real estate, Shaylee is passionate about giving back and actively supports volunteer initiatives serving single mothers, veterans, nursing homes, disaster relief efforts, and communities in developing countries.

“ I work hard so I can be generous, as others have been generous to me. ”
- Shaylee Green

Education

Shaylee is a nationally licensed Realtor, Supervising Broker, and Certified Commercial Investment Member (CCIM) designee, a designation often regarded as the equivalent of a master's-level education in commercial investment analysis.

She studied Theology at Yellowstone Christian College, earning an A.A. in Christian Studies with a minor in Humanities, and later continued her studies in Elementary Education at MSU in Billings.

Her educational background, combined with extensive industry experience and professional credentials, supports a thoughtful, relationship-driven approach to helping clients navigate complex commercial real estate decisions.

Notable transactions and clients:

- Accumulated \$26,000,000 +/- in total sales
- Accumulated 1,907,200 SF leased retail, office, and industrial
- Billings Athletic Club: \$1,000,000 sale
- \$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 - 6 transactions
- Major Clients: Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness,, 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,

