



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## 5229 KING AVE W

Billings, MT 59106

### AVAILABLE SPACE

1,200-2,400 SF

### ASKING PRICE

\$6.25 PSF (+\$1.60 CAM)

### FEATURES

- 1200 SF UNIT \$785 PER MONTH
- 2,400 SF UNIT \$1,570 PER MONTH

### AREA

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants. Shop spaces available include 1,200 and 2,400 SF units. Units may be combined to accommodate larger needs.



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### OFFICE

**George Warmer**

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 5229 KING AVE W

Billings, MT 59106

SALE



## OFFERING SUMMARY

Lease Price:	\$6.25 PSF (+\$1.60 CAM)
Lot Size:	0 Acres
Year Built:	2016
Building Size:	9,600 SF
Price / SF:	\$6.25 PSF (\$1.60 CAM)

## PROPERTY OVERVIEW

- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

\*Units in buildings A, B, D, and E also available for sale

## PROPERTY HIGHLIGHTS

- Available units are 1,200 SF and 2,400 SF
- 1200 SF UNIT \$785 PER MONTH
- 2,400 SF UNIT \$1,570 PER MONTH

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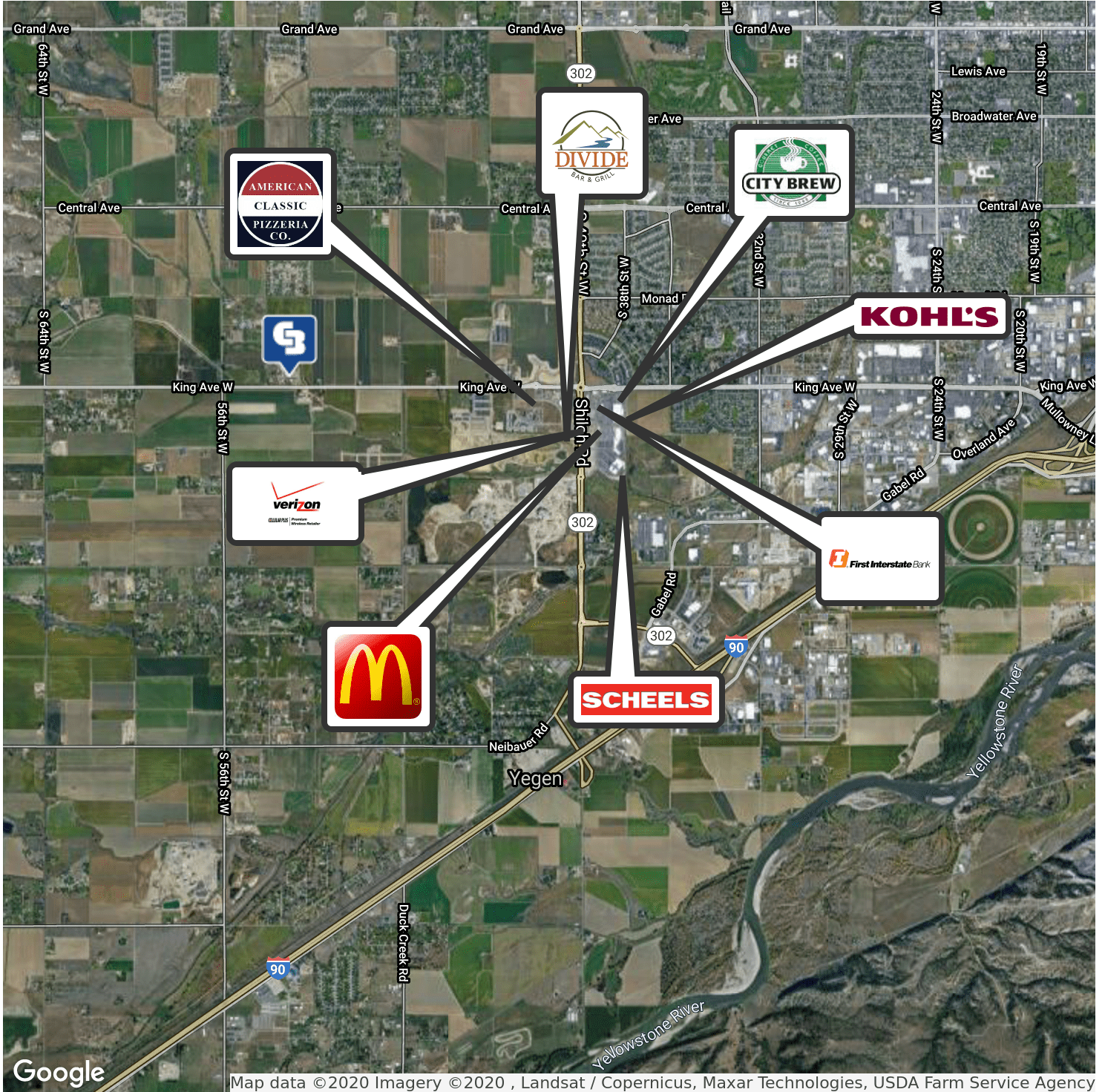
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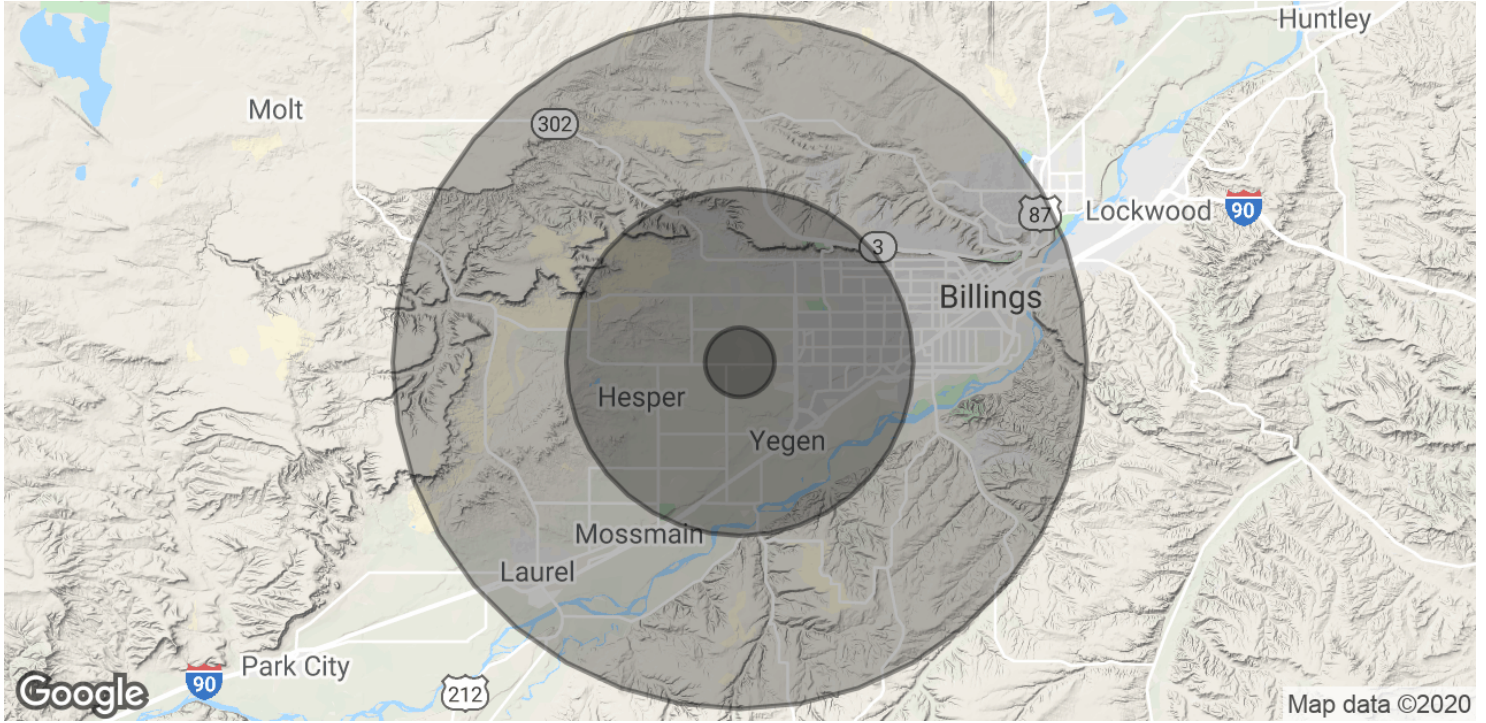
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# 5229 KING AVE W

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SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	36,663	108,167
Median age	38.8	41.4	38.8
Median age (Male)	39.9	39.2	37.1
Median age (Female)	37.3	42.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	16,004	46,635
# of persons per HH	2.7	2.3	2.3
Average HH income	\$77,934	\$75,658	\$64,676
Average house value	\$264,842	\$252,902	\$218,695

\* Demographic data derived from 2010 US Census

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