



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## 5229 KING AVE W

Billings, MT 59106

### AVAILABLE SPACE

1,200-2,400 SF

### ASKING PRICE

\$6.00 PSF (+\$1.35 CAM)

### FEATURES

- 1200 SF UNIT \$735 PER MONTH
- 2,400 SF UNIT \$1,470 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.



CBCMONTANA.COM

### OFFICE

**George Warmer**

406.855.8946

george@cbcmontana.com

**Blaine Poppler**

406.671.0399

blaine@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL  
CBS**

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



# 5229 KING AVE W

Billings, MT 59106

SALE



### OFFERING SUMMARY

Lease Price:	\$6.00 PSF (+\$1.35 CAM)
Lot Size:	0 Acres
Year Built:	2016
Building Size:	9,600 SF
Price / SF:	\$6.00 PSF (+\$1.35 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 \$735 PER MONTH
- 2,400 SF UNIT \$1,470 PER MONTH

CBCMONTANA.COM

George Warmer  
406.855.8946  
george@cbcmontana.com

Blaine Poppler  
406.671.0399  
blaine@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



**SALE**

**5229 KING AVE W**  
Billings, MT 59106



[CBCMONTANA.COM](http://CBCMONTANA.COM)

George Warmer  
406.855.8946  
[george@cbcmontana.com](mailto:george@cbcmontana.com)

Blaine Poppler  
406.671.0399  
[blaine@cbcmontana.com](mailto:blaine@cbcmontana.com)



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**





# 5229 KING AVE W

Billings, MT 59106

# SALE



CBCMONTANA.COM

George Warmer  
 406.855.8946  
 george@cbcmontana.com

Blaine Poppler  
 406.671.0399  
 blaine@cbcmontana.com



**COLDWELL  
 BANKER  
 COMMERCIAL**

CBS

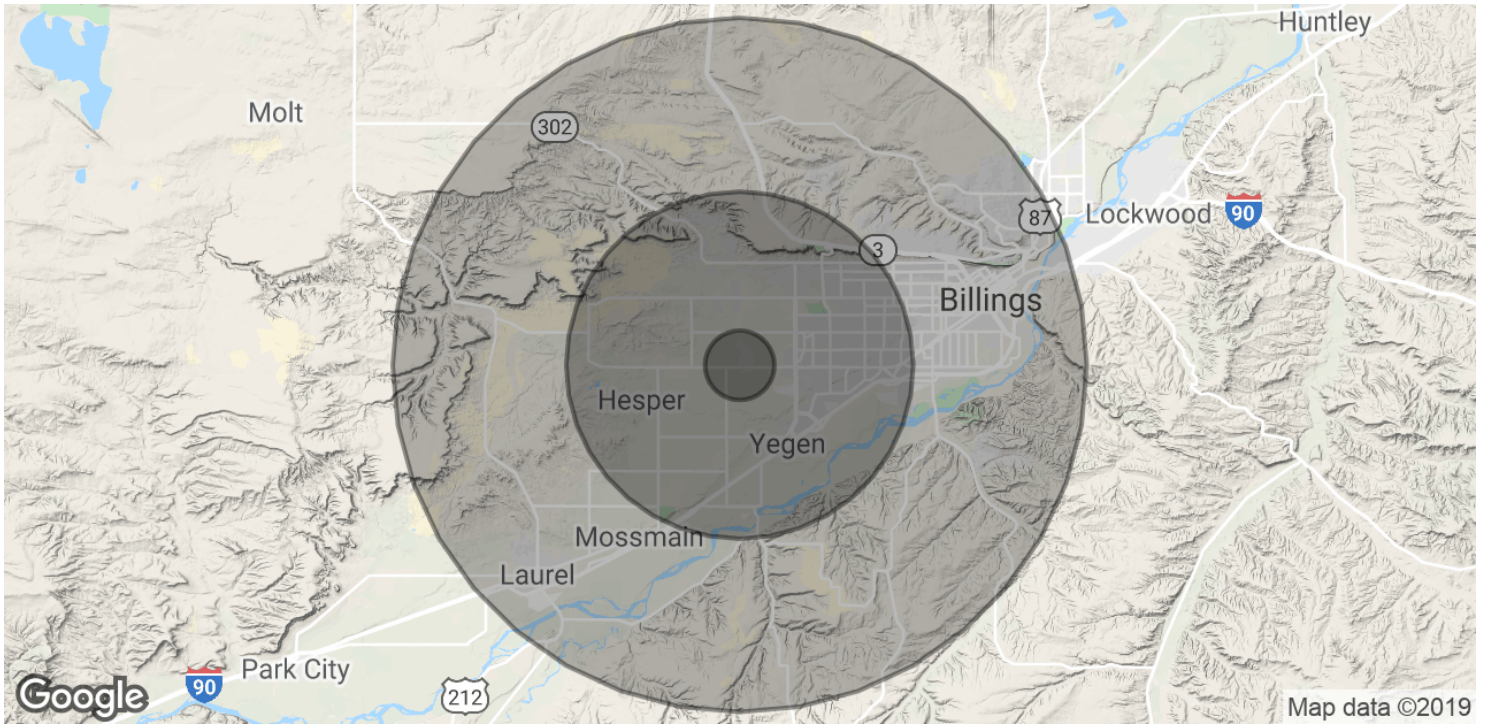




# 5229 KING AVE W

Billings, MT 59106

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

CBCMONTANA.COM

George Warmer  
 406.855.8946  
 george@cbcmontana.com

Blaine Poppler  
 406.671.0399  
 blaine@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS