



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1106 MAIN ST

Billings, MT 59105

AVAILABLE SPACE

1,000 - 2,200 SF

LEASE RATE

\$1,000 - \$2,200/mo + utilities

AREA

Excellent retail location on Main Street with pounding traffic. Perfect for a small business owner who needs high traffic counts.



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OFFICE

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



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OFFERING SUMMARY

Available SF: 1,000 - 2,200 SF

Lease Rate: \$1,000/mo - \$2,200/mo + utilities

Lot Size: 0.42 Acres

Year Built: 1957

Building Size: 4,284 SF

Zoning: CMU1-Corridor Mixed Use 1

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PROPERTY OVERVIEW

- 1106 Main Street, Billings, MT 59105
- 1,000 - 2,200 SF Retail/Office Space
 - \$1,000/mo - \$2,200 + utilities
 - Located on Main Street in Billings Heights
 - Newly remodeled space
 - Signage on Main Street
 - 35,600 cars per day on Main Street
 - Excellent location at an affordable price

Unit 1:
1,200 SF retail/office space
\$1,200/mo + utilities
New carpet and paint

Unit 3:
1,000 SF retail/office space
\$1,000/mo + utilities
Reception area, large open office/retail space and 1 bathroom



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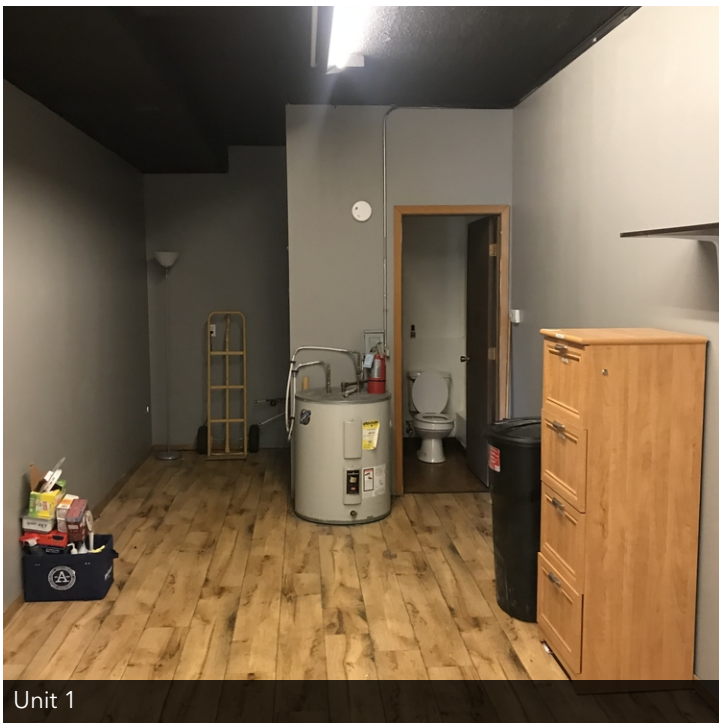
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Unit 1 Retail Space



Unit 1 Retail Space



Unit 1



Unit 1 Bathroom

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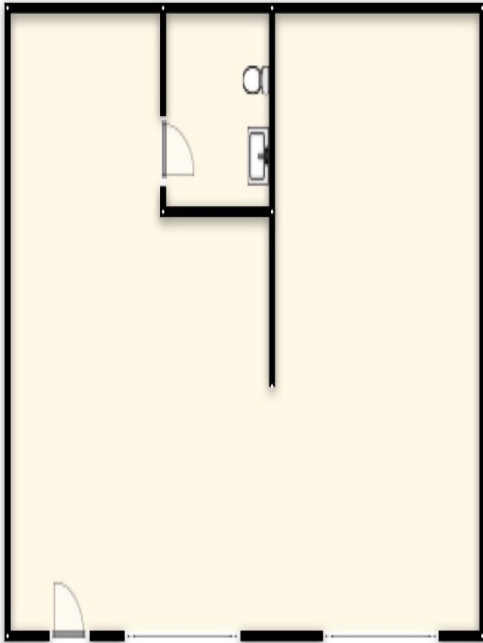


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Unit 3



Unit 3 Floorplans



Unit 3 location

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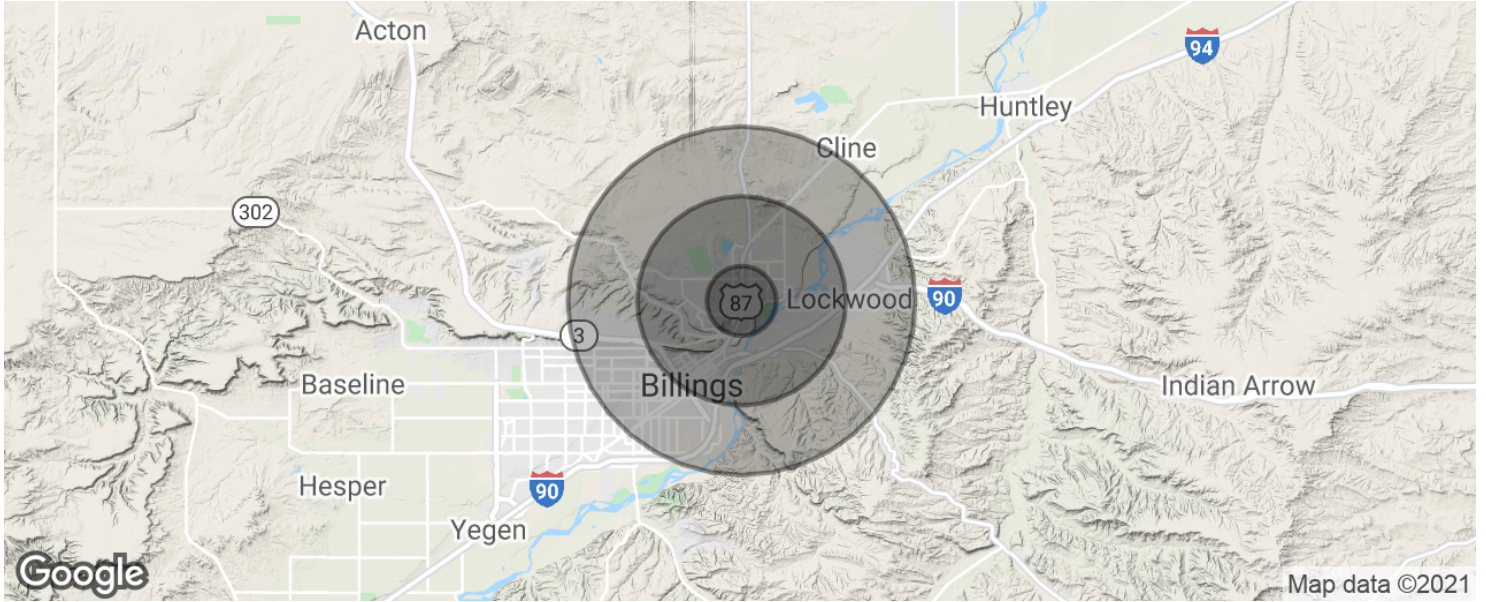
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,824	36,882	69,972
Median age	38.0	36.0	35.4
Median age (Male)	35.4	34.1	34.0
Median age (Female)	39.3	37.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,027	15,037	28,765
# of persons per HH	2.3	2.5	2.4
Average HH income	\$46,822	\$56,926	\$53,567
Average house value	\$164,833	\$151,813	\$154,518

* Demographic data derived from 2010 US Census

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