



**COLDWELL
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CBS

FOR LEASE

2319 4TH AVE N

Billings, MT 59101

AVAILABLE SPACE

1,800 SF

LEASE RATE

\$1,250 per month (includes utilities)

AREA

Newly remodeled retail building conveniently located on 4th Avenue North just east of downtown Billings. While it is currently being used as a photography studio, ideal tenants could include retailers, insurance agents, real estate agents, office space for home builders or anyone else needing an office/retail space with high end finishes in a central location.

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OFFICE

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1215 24th Street, Suite 240, Billings, Montana 59102
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OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$1,250 per month (includes utilities)
Lot Size:	0.15 Acres
Year Built:	1948
Building Size:	6,375 SF
Renovated:	2018
Zoning:	Controlled Industrial

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PROPERTY OVERVIEW

1,800 SF Retail/Office Space for Lease
 \$1,250/mo (includes utilities)

PROPERTY HIGHLIGHTS

- 1,800 SF of newly remodeled retail/office space
- Currently used as a photography studio
- Reception area w/ front desk, private office, large open room / conference room (currently used to shoot photos) and small room (currently used as changing room)
- High traffic counts on 4th Ave N at 10,000 cars per day
- Landlord pays gas, electric and water/sewer



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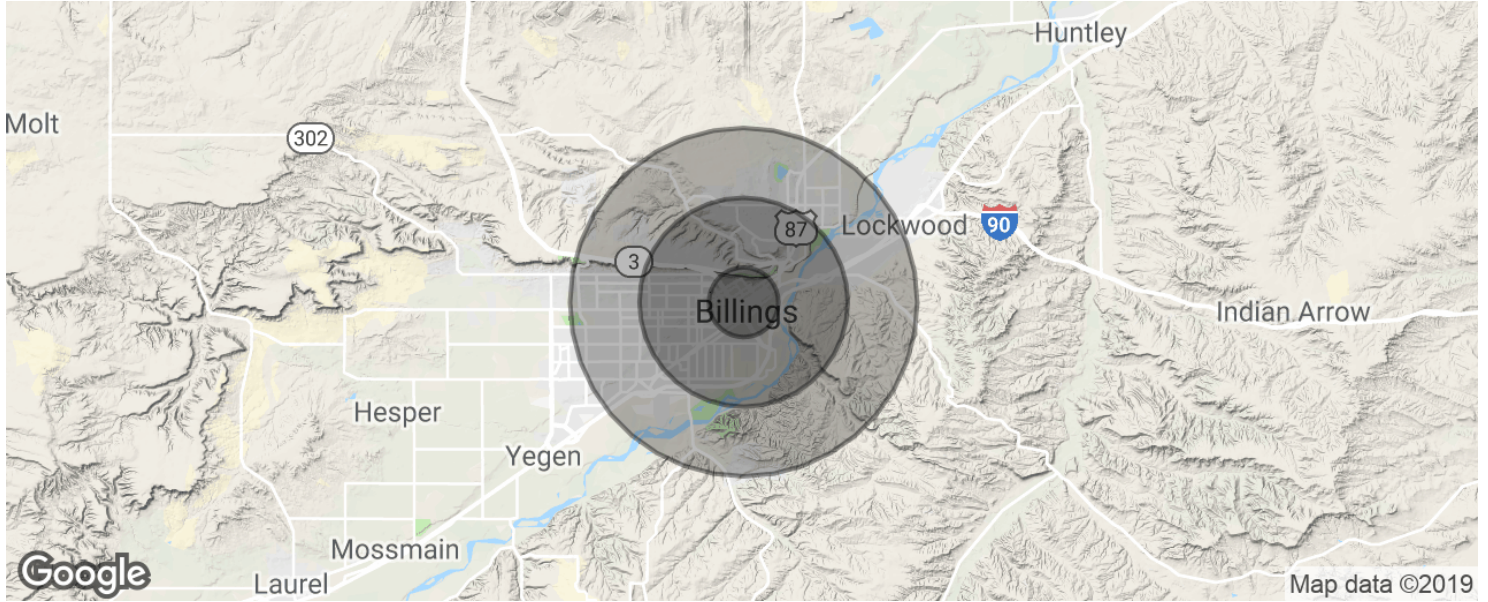
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,709	57,701	98,618
Median age	35.8	34.6	35.8
Median age (Male)	35.4	33.4	34.4
Median age (Female)	35.7	36.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,526	24,540	41,737
# of persons per HH	2.2	2.4	2.4
Average HH income	\$37,447	\$50,658	\$53,609
Average house value	\$187,743	\$150,605	\$159,564

* Demographic data derived from 2010 US Census

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