



**COLDWELL
BANKER
COMMERCIAL**

CBS

SALE / LEASE

401 N 24TH STREET

Billings, MT 59101

AVAILABLE SPACE

1,860 SF

ASKING PRICE

PRICE REDUCTION: NOW \$198,500

FEATURES

- Beautifully Remodeled Office Building
- Attractive Entryway with Built-In Work Stations
- 3 Offices
- Conference room
- 2 Bathrooms, One Includes Shower
- Kitchen with Refrigerator and Range

Located in Downtown Billings on High Traffic Arterial



OFFICE

George Warner

Managing Partner

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OFFERING SUMMARY

Sale Price:	\$198,500
Available SF:	1,860 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.05 Acres
Year Built:	1947
Building Size:	1,860 SF
Renovated:	2011
Zoning:	Controlled Industrial
Price / SF:	\$106.72

PROPERTY OVERVIEW

Originally \$220,000, Now Reduced to \$198,500!

PROPERTY HIGHLIGHTS

- Beautifully Remodel Office Building
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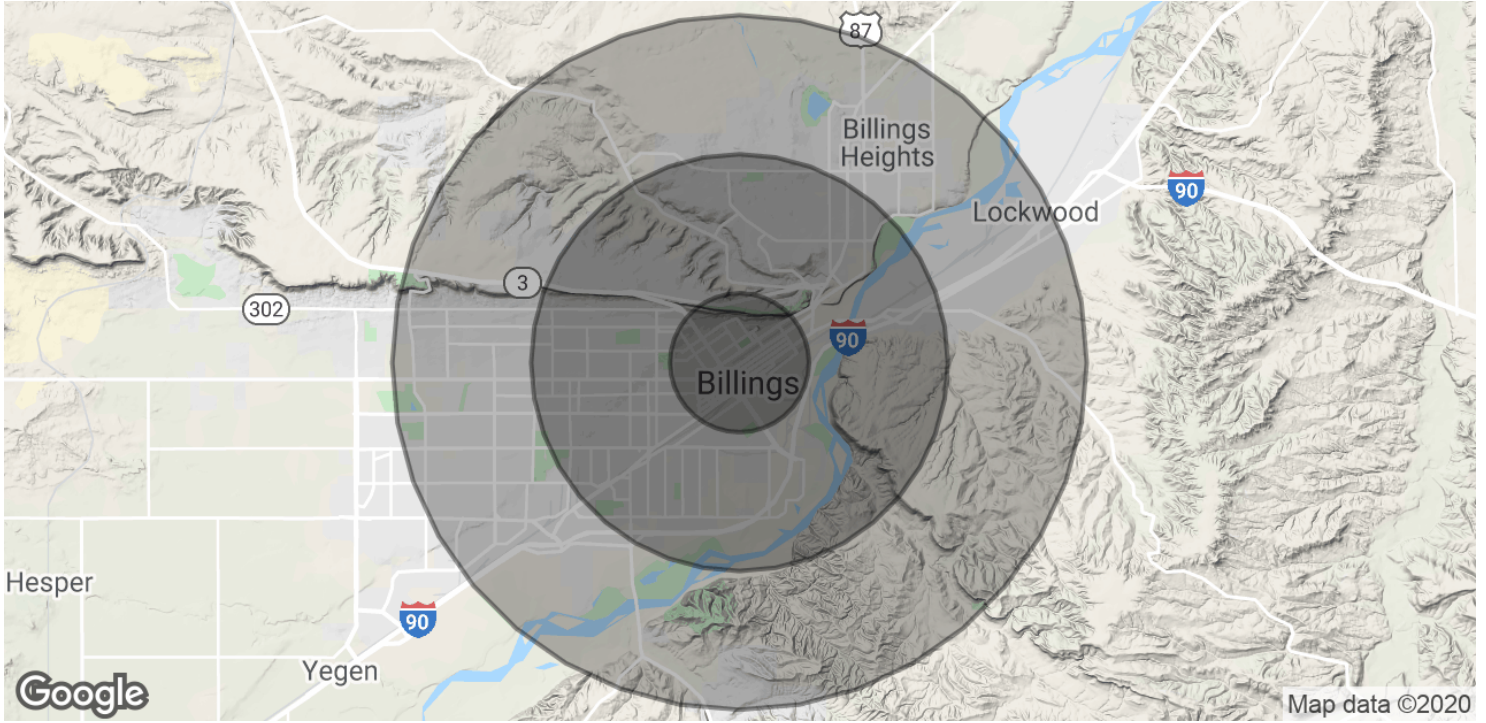
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,777	58,220	100,188
Average age	35.8	34.6	35.9
Average age (Male)	35.4	33.4	34.4
Average age (Female)	35.7	36.5	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,563	24,794	42,456
# of persons per HH	2.2	2.3	2.4
Average HH income	\$37,634	\$50,475	\$53,681
Average house value	\$188,855	\$150,616	\$160,483

* Demographic data derived from 2010 US Census

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