



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

**FOR SALE**

## 5229 KING AVE W

Billings, MT 59106

### AVAILABLE SPACE

9,600 SF

### ASKING PRICE

\$76.00 / SF

### 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, 1,800 and 2,400 SF units. Units may be combined to accommodate larger needs. Each unit includes a natural gas unit heater, restroom and insulated shop space. 1,200 1,800 & 2,400 SF units include an office. All units offer a walk-in door and 14' overhead door.



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### OFFICE

George Warmer

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1215 24th Street, Suite 240, Billings, Montana 59102  
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# 5229 KING AVE W

Billings, MT 59106

# SALE



## OFFERING SUMMARY

Sale Price: \$76.00 / SF

Year Built: 2016

Building Size: 9,600 SF

Price / SF: \$76.00

## 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 C1, C2, C3, & C4 Under Contract

## PROPERTY HIGHLIGHTS

- 1,200 SF \$91,200 (\$76.00 PSF)
- 1,800 SF \$136,800 (\$76.00 PSF)
- 2,400 SF \$182,400 (\$76.00 PSF)

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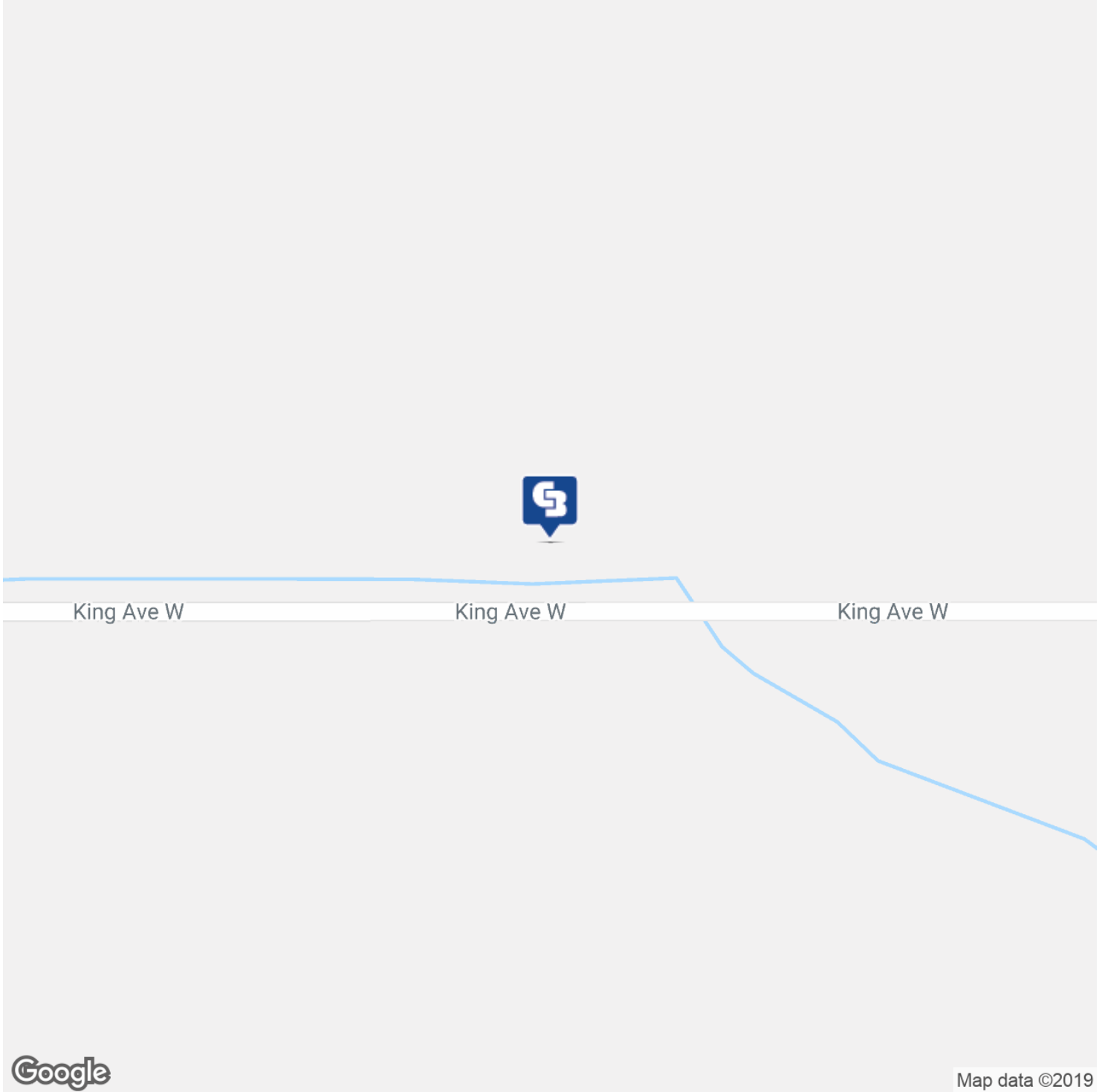
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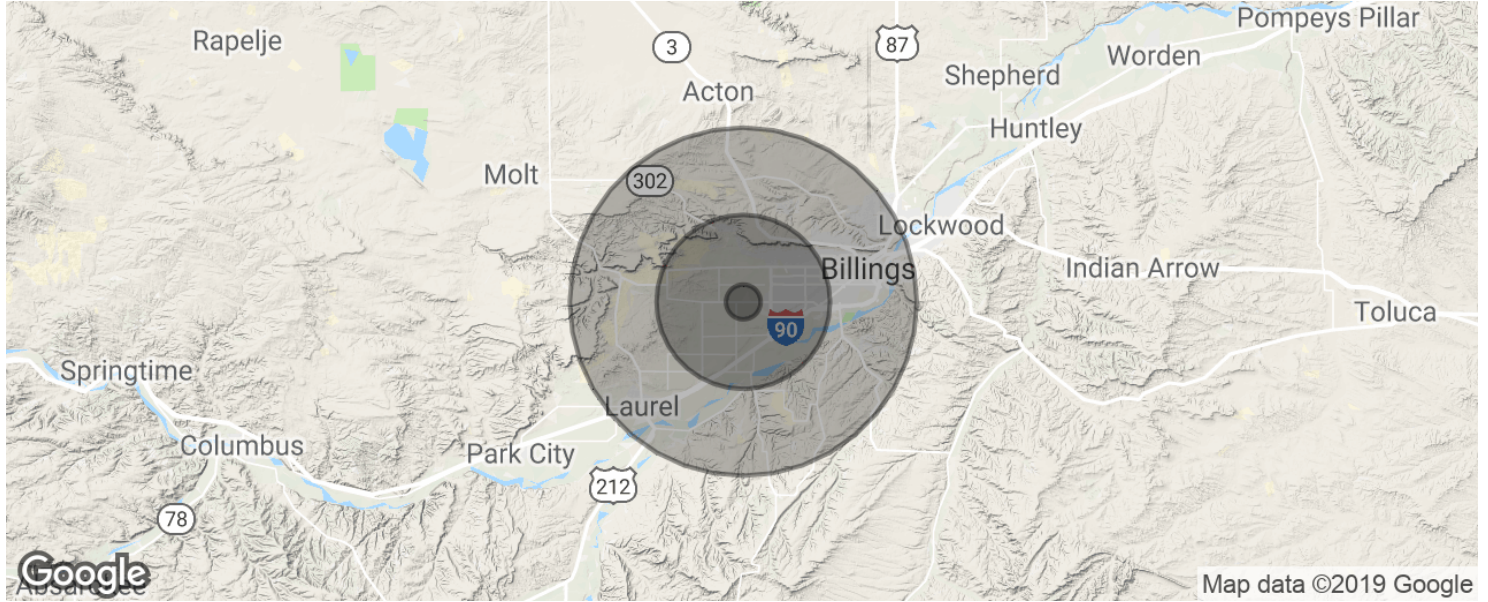
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	163	36,663	108,167
Median age	38.8	41.4	38.8
Median age (Male)	39.9	39.2	37.1
Median age (Female)	37.3	42.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	16,004	46,635
# of 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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