



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 4656 HWY 312

Billings, MT 59105

### AVAILABLE SPACE

6,560 SF

### LEASE RATE

\$3,500 per month (+ utilities)

### AREA

This property is located right on Highway 312 just Northeast outside of the Billings Heights.



# SALE / LEASE

CBCMONTANA.COM

## OFFICE

Nathan Matelich

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### OFFERING SUMMARY

Available SF: 6,560 SF

Lease Rate: \$3,500 per month (+ utilities)

Lot Size: 0.93 Acres

Building Size: 6,560 SF

### PROPERTY OVERVIEW

4656 Hwy 312 enjoys high traffic counts for any manufacturer, distributor or small business owner that could benefit from the highway exposure. The large pylon sign is great for attracting customers and letting them know you are open for business. Many updates have been made to the property eliminating any deferred maintenance.

### PROPERTY HIGHLIGHTS

- 5,600 SF Shop with 10 ft Overhead Door
- 960 SF Garage with 8 ft and 10 ft Overhead Door
- 0.933 Acres
- 3 Phase Electrical
- 5,600 SF Shop is Heated & Cooled
- Small Office in 5,600 SF Shop
- Sale Includes 1,000 Gallon Propane Tank
- Outside Zoning Limits
- Traffic Count: 12,000 Cars Per Day
- FOR SALE: \$394,000

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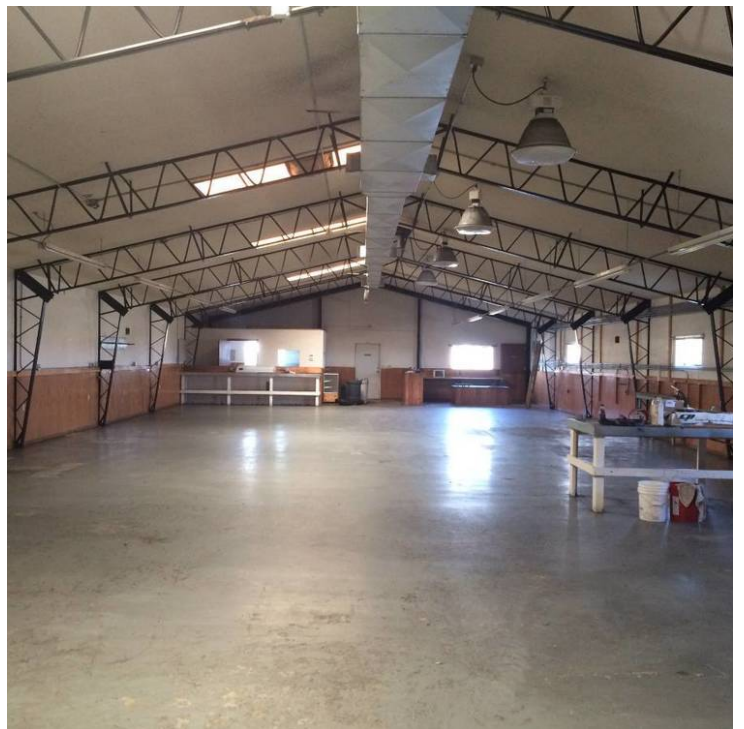
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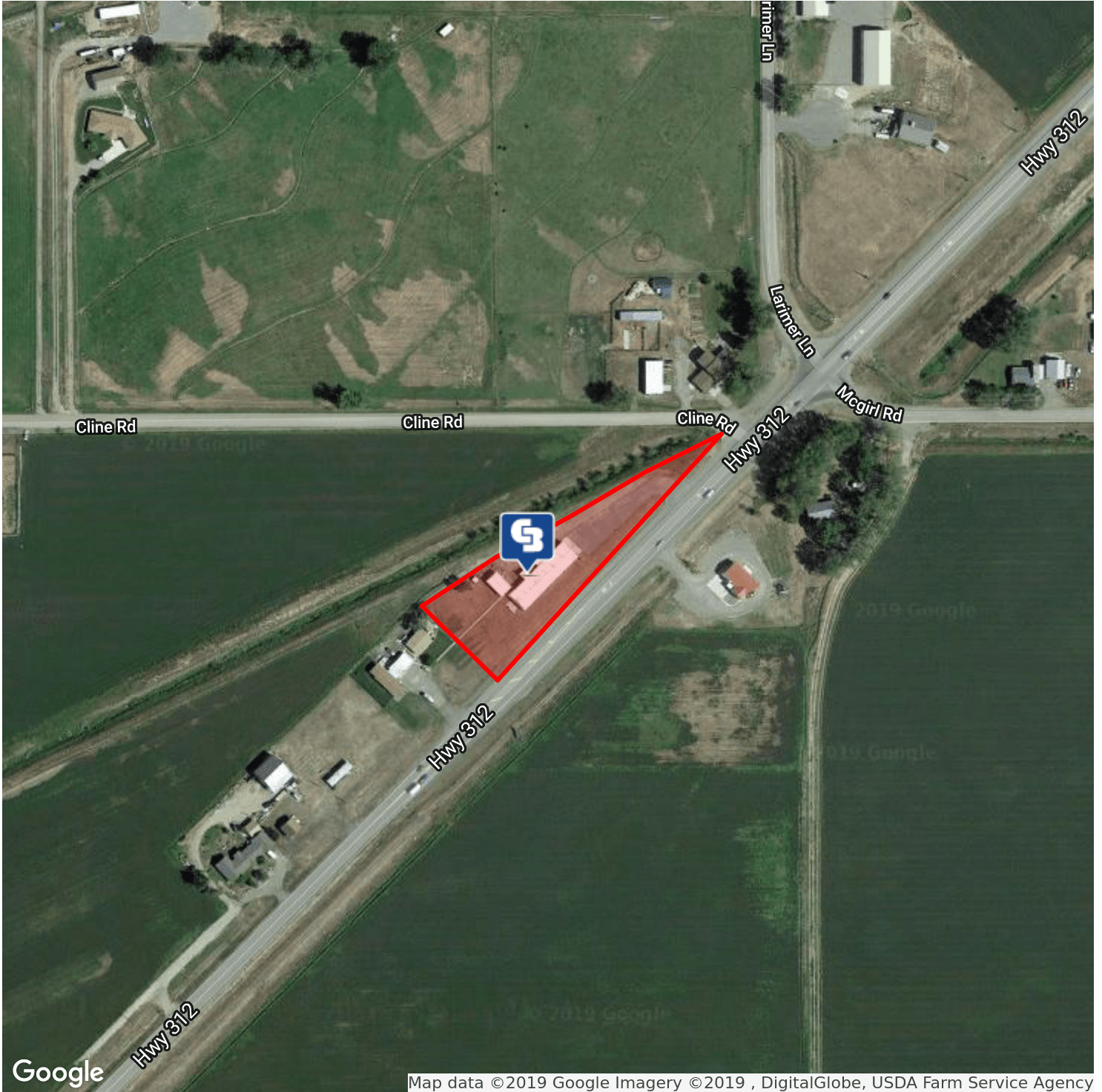
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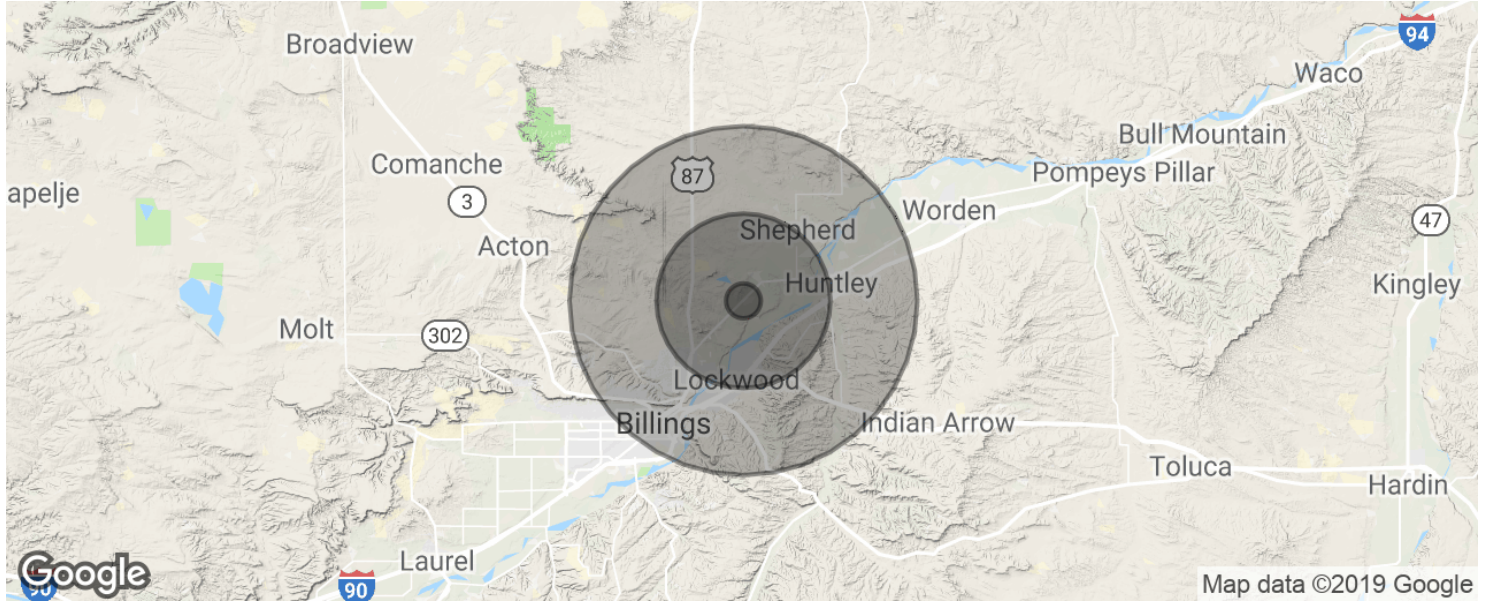
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	256	12,751	56,578
Median age	41.8	36.6	36.6
Median age (Male)	40.3	34.6	35.1
Median age (Female)	42.3	39.2	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	93	4,894	22,734
# of persons per HH	2.8	2.6	2.5
Average HH income	\$75,992	\$59,718	\$57,567
Average house value		\$152,463	\$154,421

\* Demographic data derived from 2010 US Census

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