



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 604 S 24TH STREET W

Billings, MT 59102

### AVAILABLE SPACE

30,000 SF

### ASKING PRICE

\$1,299,000

### AREA

Corner parcel, lighted intersection, lots of visibility



# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

David Mitchell  
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d@cbcmontana.com

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1215 24th Street, Suite 240, Billings, Montana 59102  
406.656.2001



# 604 S 24TH STREET W

Billings, MT 59102

# SALE



## OFFERING SUMMARY

Sale Price: \$1,299,000

Lot Size: 0.69 Acres

Building Size: 30,000 SF

Price / SF: \$43.30

## PROPERTY OVERVIEW

Approximately 30,000 sqft of prime retail land  
 Corner parcel, lighted intersection, lots of visibility  
 30,000+ CPD on 24th Street West  
 30,000+ CPD on King Ave West  
 Zoned Community Commercial  
 Drive-Thru capability  
 Nearby tenants include Walmart, Lowes, Costco, Applebees, Ross, Pier 1, World Market  
 Ground lease option available

## PROPERTY HIGHLIGHTS

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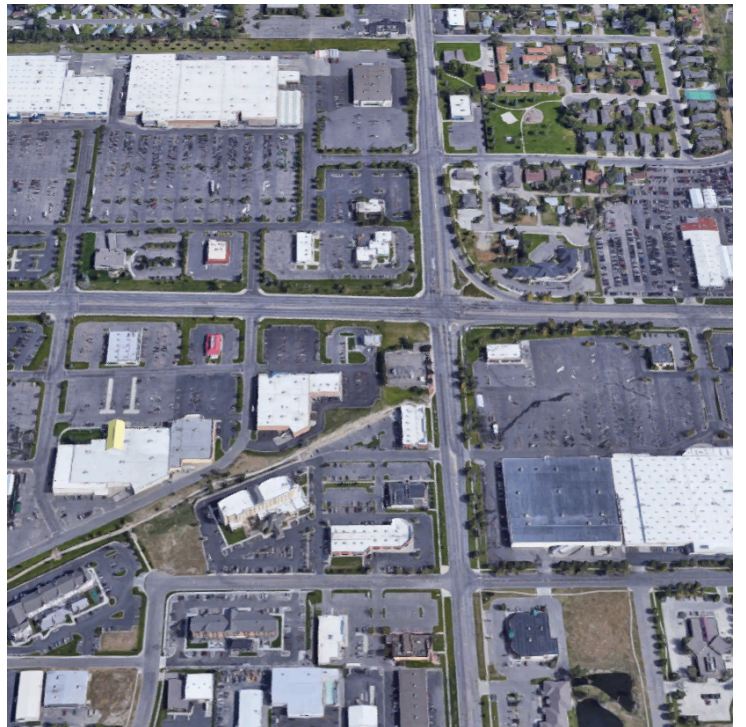
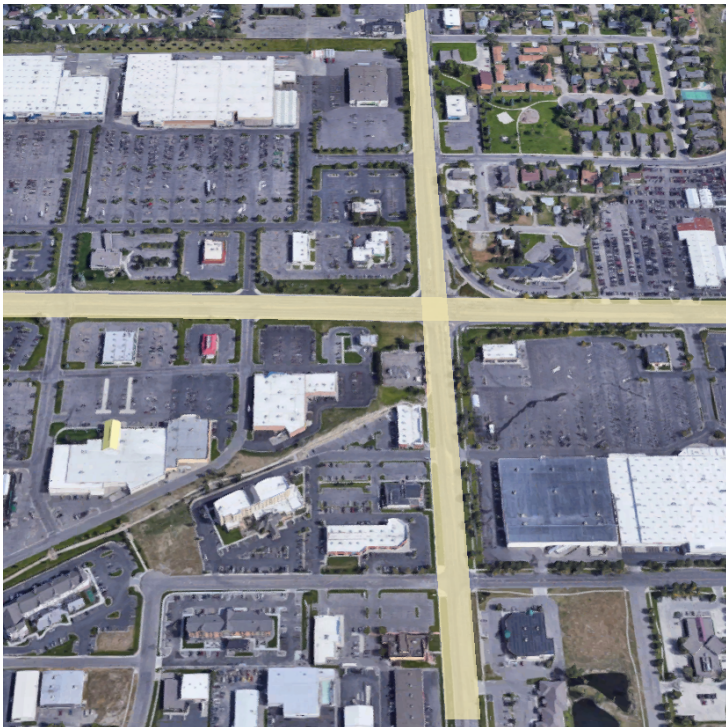
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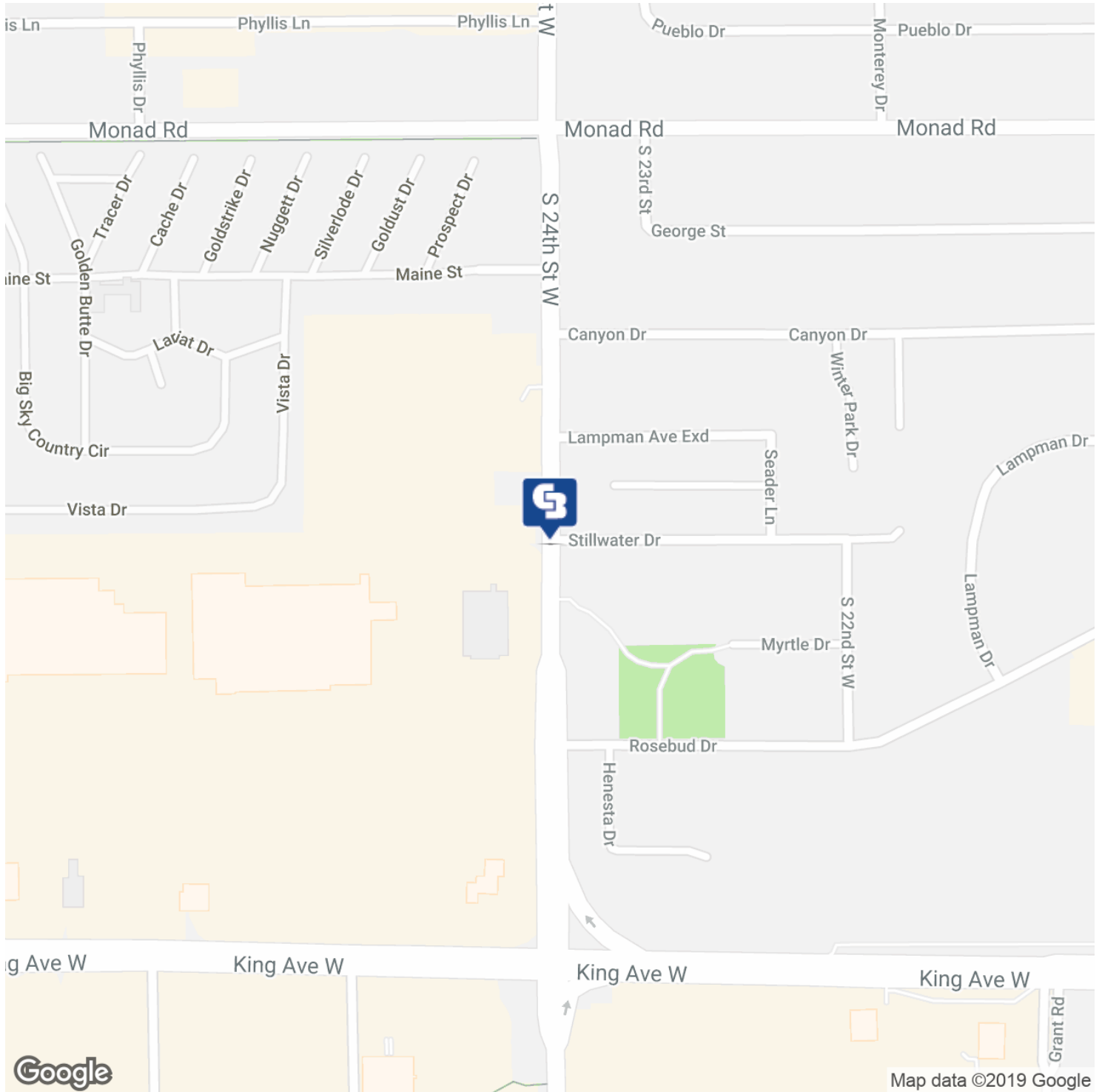
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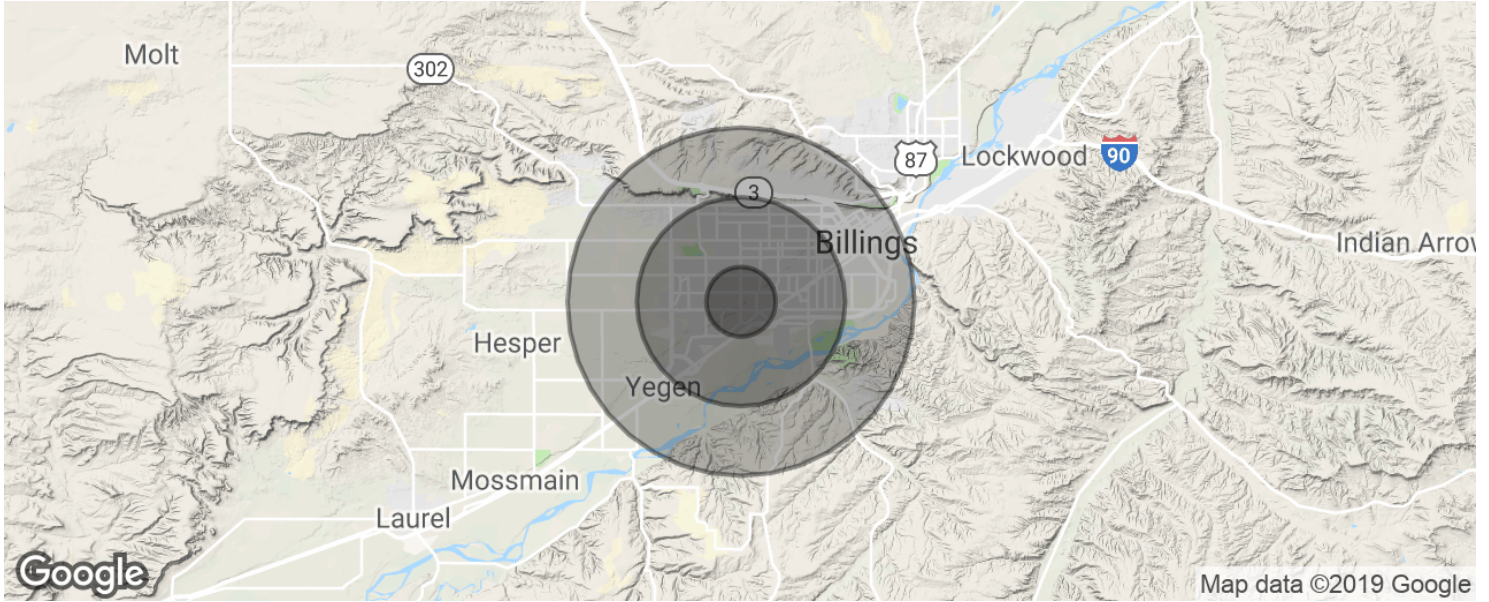
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,974	56,516	94,742
Median age	38.4	39.1	38.3
Median age (Male)	36.7	36.9	36.4
Median age (Female)	40.2	40.9	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,143	25,665	41,711
# of persons per HH	2.3	2.2	2.3
Average HH income	\$56,481	\$57,056	\$58,748
Average house value	\$162,672	\$178,671	\$193,105

\* Demographic data derived from 2010 US Census

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