



**COLDWELL
BANKER
COMMERCIAL**
CBS

1140 1ST AVE N

Billings, MT 59101

AVAILABLE SPACE

1,000 SF

LEASE RATE

\$800 per month (MG)

AREA

1140 1st Ave N

FOR LEASE

CBCMONTANA.COM



OFFICE

Shaylee Green

406.208.7723

shaylee@cbcmontana.com

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
CBS**

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



1140 1ST AVE N

Billings, MT 59101

LEASE



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: \$800 per month (MG)

Lot Size: 0.82 Acres

Year Built: 1955

Building Size: 20,700 SF

Renovated: 2015

PROPERTY OVERVIEW

- * \$800 mo Modified Gross lease
- * 1,000 SF Office
- * 3 small offices
- * Large reception area
- * Private entrance
- * 2 Designated Parking spots and off street parking lot
- * Tenant pays MDU gas only.
- * FREE month rent with 2 year lease!

CBCMONTANA.COM

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com

Kyle Schlichenmayer
 406.698.1899
 kyle@cbcmontana.com



**COLDWELL
 BANKER
 COMMERCIAL**

CBS



1140 1ST AVE N

Billings, MT 59101

LEASE



CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



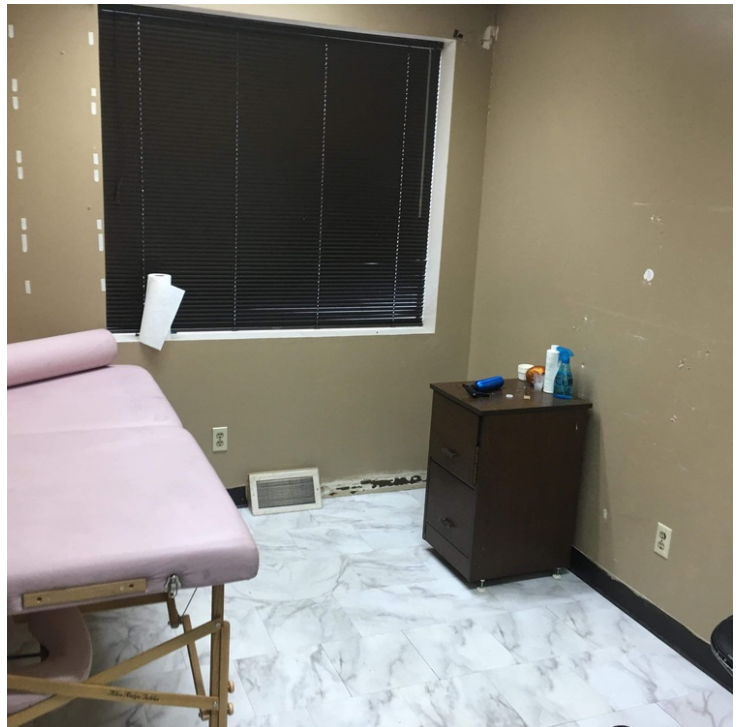
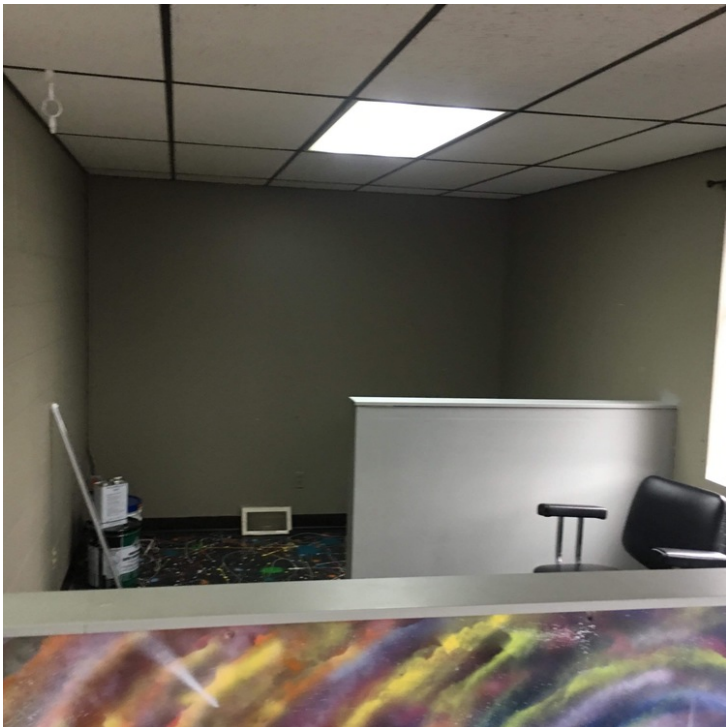
**COLDWELL
BANKER
COMMERCIAL**

CBS



1140 1ST AVE N
Billings, MT 59101

LEASE



CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

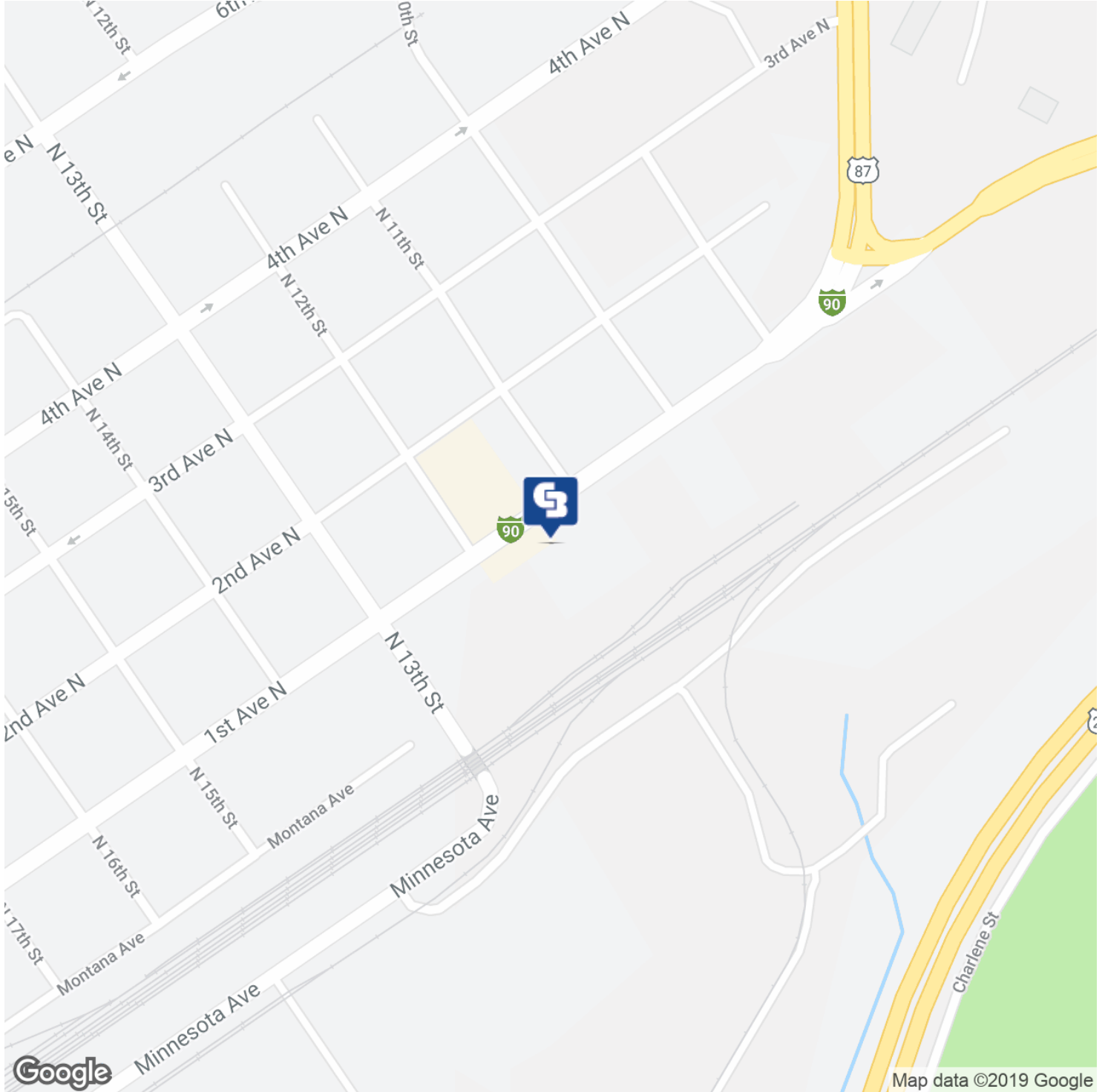
CBS



1140 1ST AVE N

Billings, MT 59101

LEASE



CBCMONTANA.COM

Shaylee Green
406.208.7723
shaylee@cbcmontana.com

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

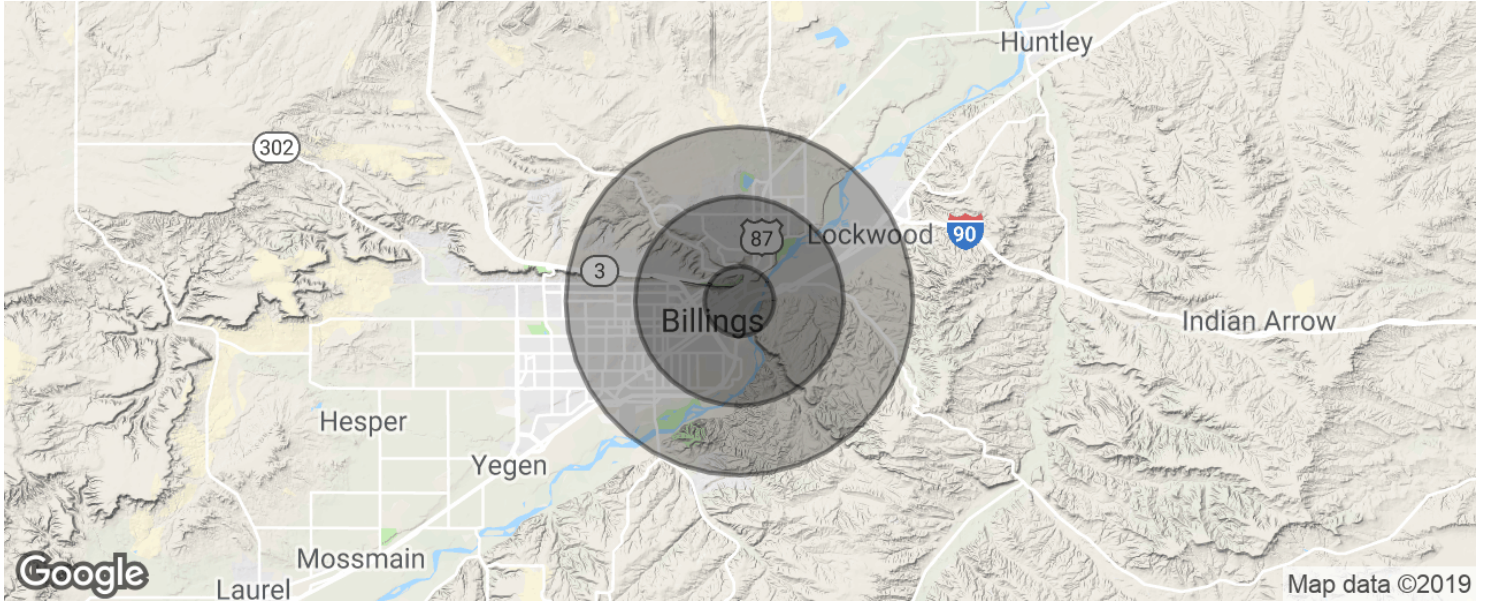
CBS



1140 1ST AVE N

Billings, MT 59101

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,387	46,182	90,037
Median age	35.5	35.2	35.0
Median age (Male)	36.0	34.2	33.5
Median age (Female)	33.7	35.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,320	19,380	37,781
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,818	\$50,289	\$52,331
Average house value	\$97,166	\$148,879	\$153,813

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com

Kyle Schlichenmayer
 406.698.1899
 kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS