



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

1005 GRAND AVENUE

\$20.00 / SF

1005 Grand Ave
Billings, MT 59102

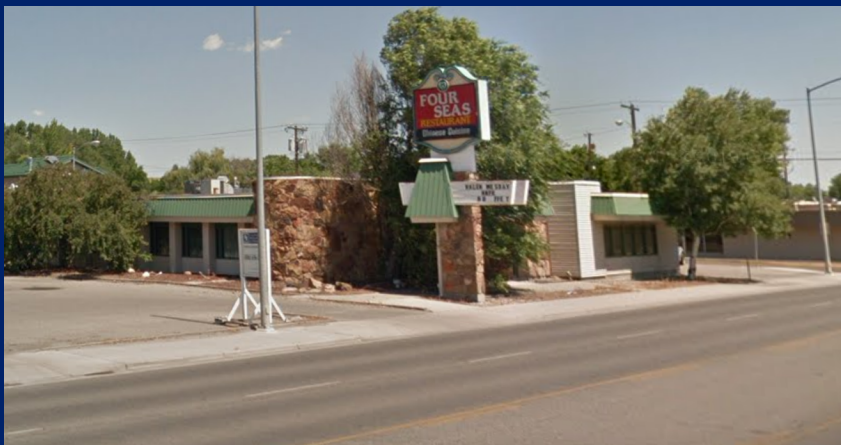
AVAILABLE SPACE
8,424 SF

AREA

With 151,882 reported residents in 2012, Yellowstone County is Montana's most populous county.

Billings, the largest city within a 500-mile radius, serves as a regional hub for professional services, distribution, retail, healthcare, oil and gas, livestock, banking, entertainment and transportation.

Billings has two major hospitals, three oil refineries, and an international airport.



OFFICE

David Mitchell
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CBCMONTANA.COM

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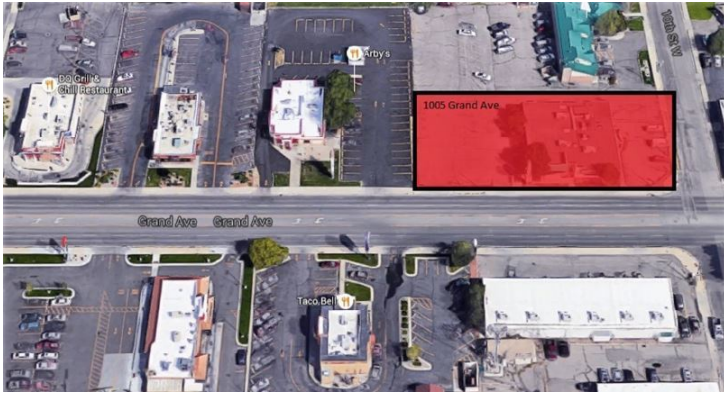
COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



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OFFERING SUMMARY

Sale Price: \$20.00 / SF

Lot Size: 0.57 Acres

Building Size: 8,424 SF

Price / SF: \$20.00

PROPERTY OVERVIEW

Utilities on premises

Located at Intersection of Grand Ave and 10th St

Easy Access to Downtown Billings or West End

PM side of street

Traffic Count Approximately 20,000

2 ingress/egress on Grand, 1 ingress/egress on 10th

Price based on square footage of the total lot, varying options available

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MT #RRE-RBS-LIC-24708



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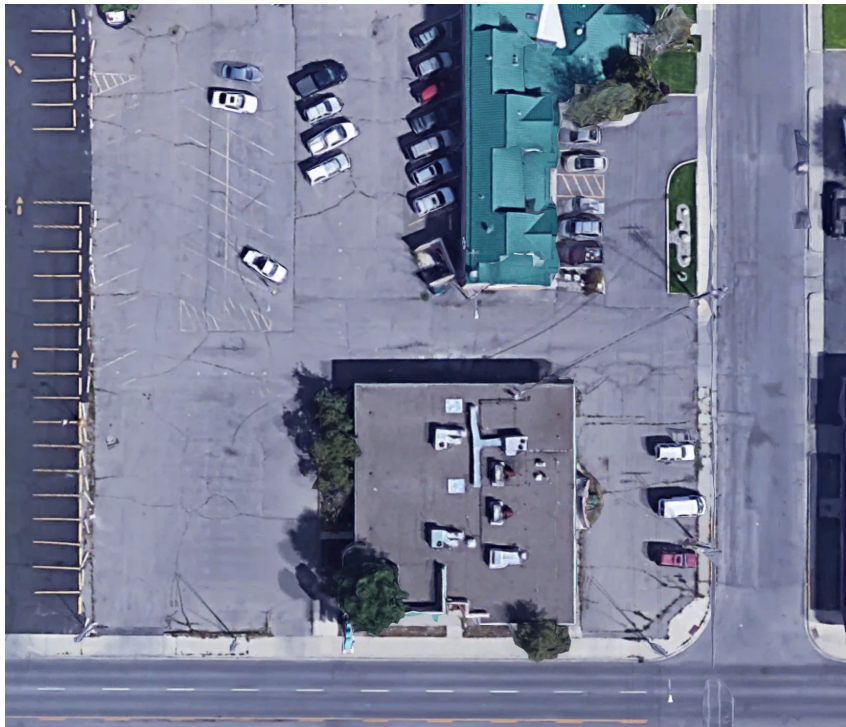
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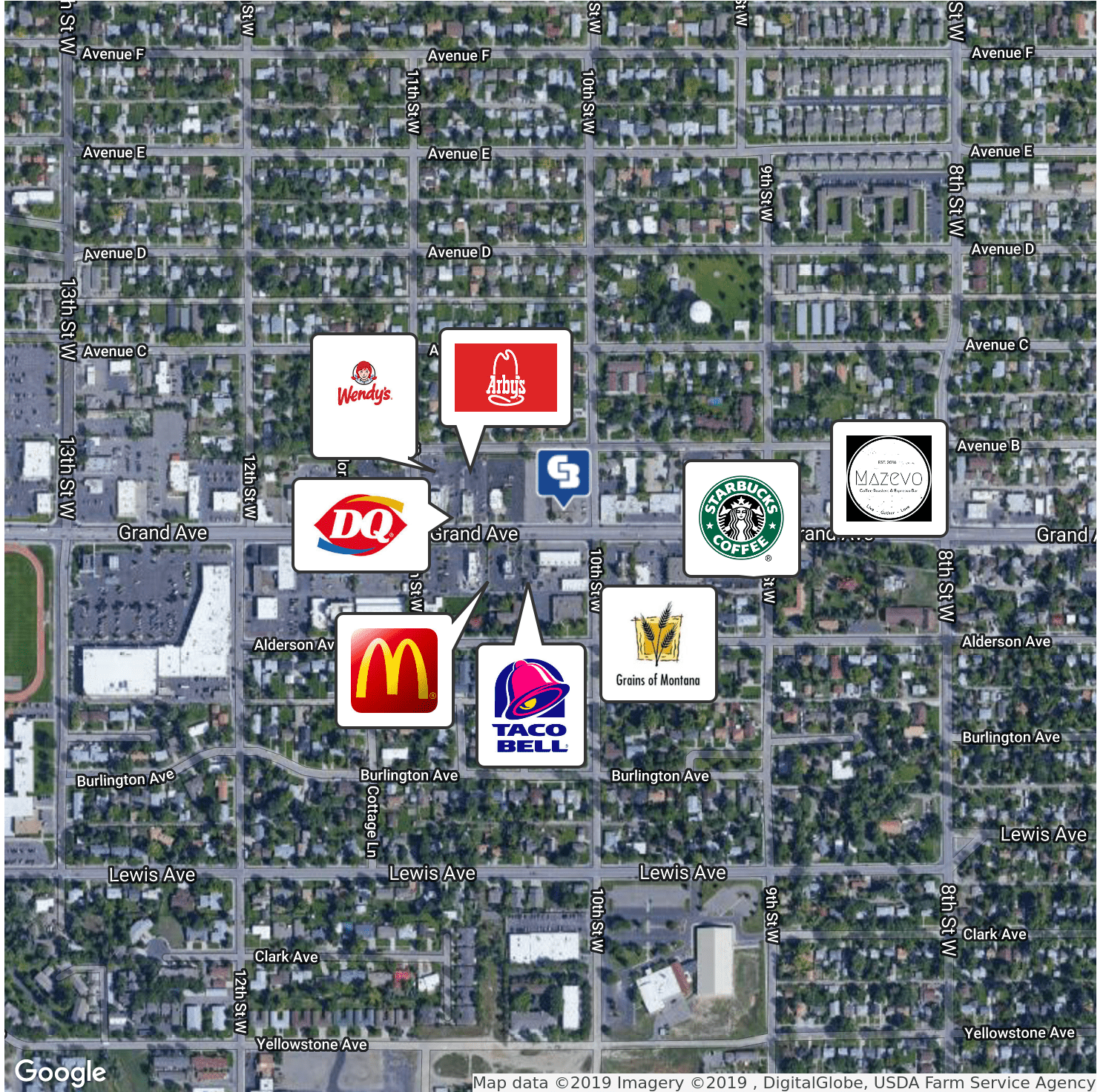
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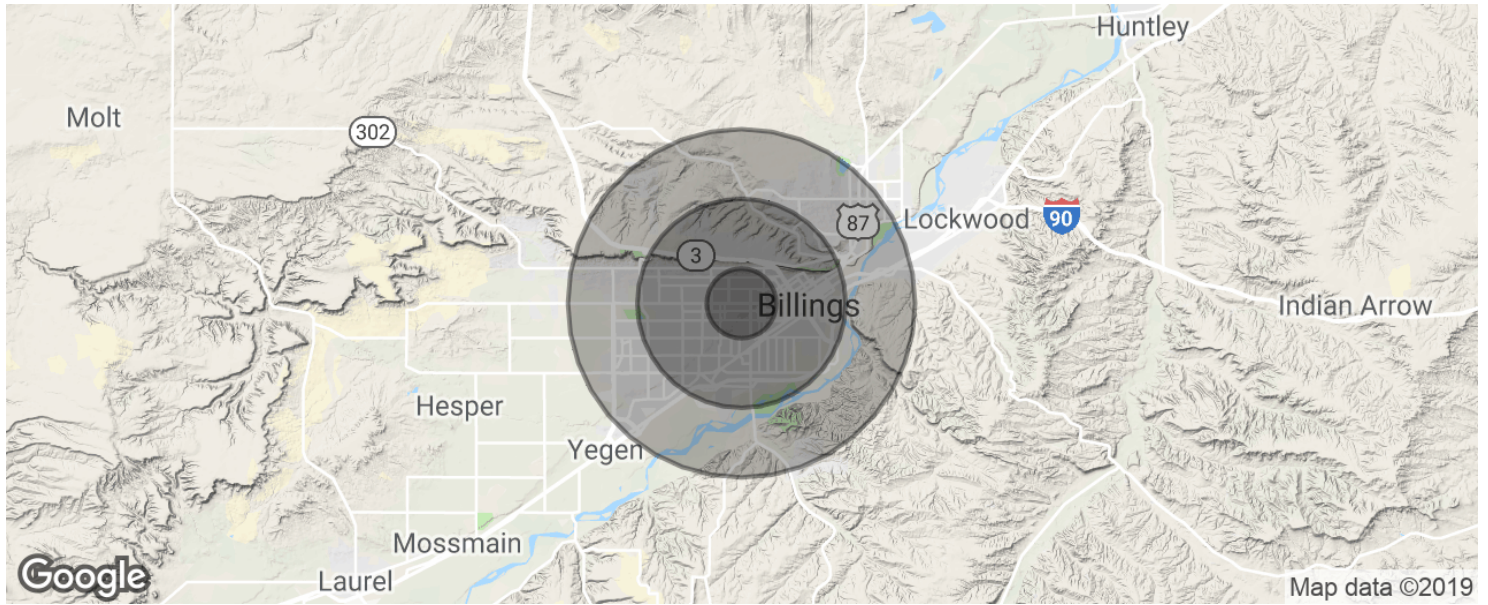
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,865	66,355	115,155
Median age	34.1	36.6	37.6
Median age (Male)	31.1	35.2	35.9
Median age (Female)	41.7	39.1	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,938	28,937	49,757
# of persons per HH	2.1	2.3	2.3
Average HH income	\$49,376	\$54,605	\$56,309
Average house value	\$155,763	\$178,265	\$179,511

* Demographic data derived from 2010 US Census

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