



**COLDWELL
BANKER
COMMERCIAL**
CBS

3970 AVE D

\$10.00 SF/yr (Modified Gross)

3970 Ave D
Billings, MT 59102

AVAILABLE SPACE
1,728 SF

AREA

Attractive Professional Office building located on the SE corner of Ave D and Shiloh Road



FOR LEASE

CBCMONTANA.COM

OFFICE

George Warmer
406.855.8946
george@cbcmontana.com

Shaylee Green
406.208.7723
shaylee@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



3970 AVE D

3970 Ave D, Billings, MT 59102

LEASE



OFFERING SUMMARY

Available SF: 1,728 SF

Lease Rate: \$10.00 SF/yr (MG)

Year Built: 1997

Building Size: 1,728 SF

Zoning: Neighborhood Commercial

CBCMONTANA.COM

George Warmer
406.855.8946
george@cbcmontana.com
MT #14174

Shaylee Green
406.208.7723
shaylee@cbcmontana.com

PROPERTY OVERVIEW

Attractive Professional Office Space Shop Space Included 1,728 SF

PROPERTY HIGHLIGHTS

- Off Street Parking
- Reception Area
- Conference Room
- Two Offices
- ADA Restroom



**COLDWELL
BANKER
COMMERCIAL**

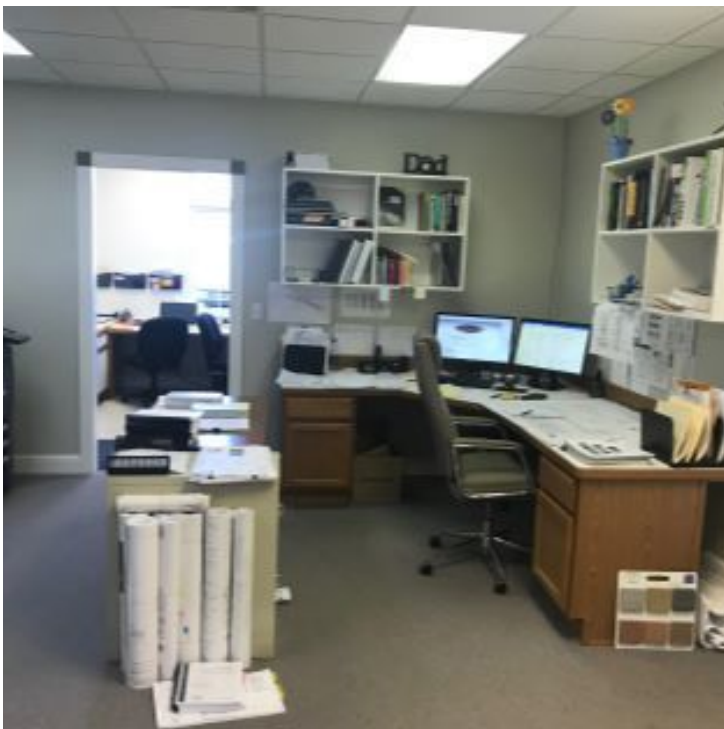
CBS



3970 AVE D

3970 Ave D, Billings, MT 59102

LEASE



CBCMONTANA.COM

George Warmer
406.855.8946
george@cbcmontana.com
MT #14174

Shaylee Green
406.208.7723
shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



3970 AVE D

3970 Ave D, Billings, MT 59102

LEASE



Google

Map data ©2019 Google

CBCMONTANA.COM

George Warmer
 406.855.8946
 george@cbcmontana.com
 MT #14174

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com



**COLDWELL
 BANKER
 COMMERCIAL**

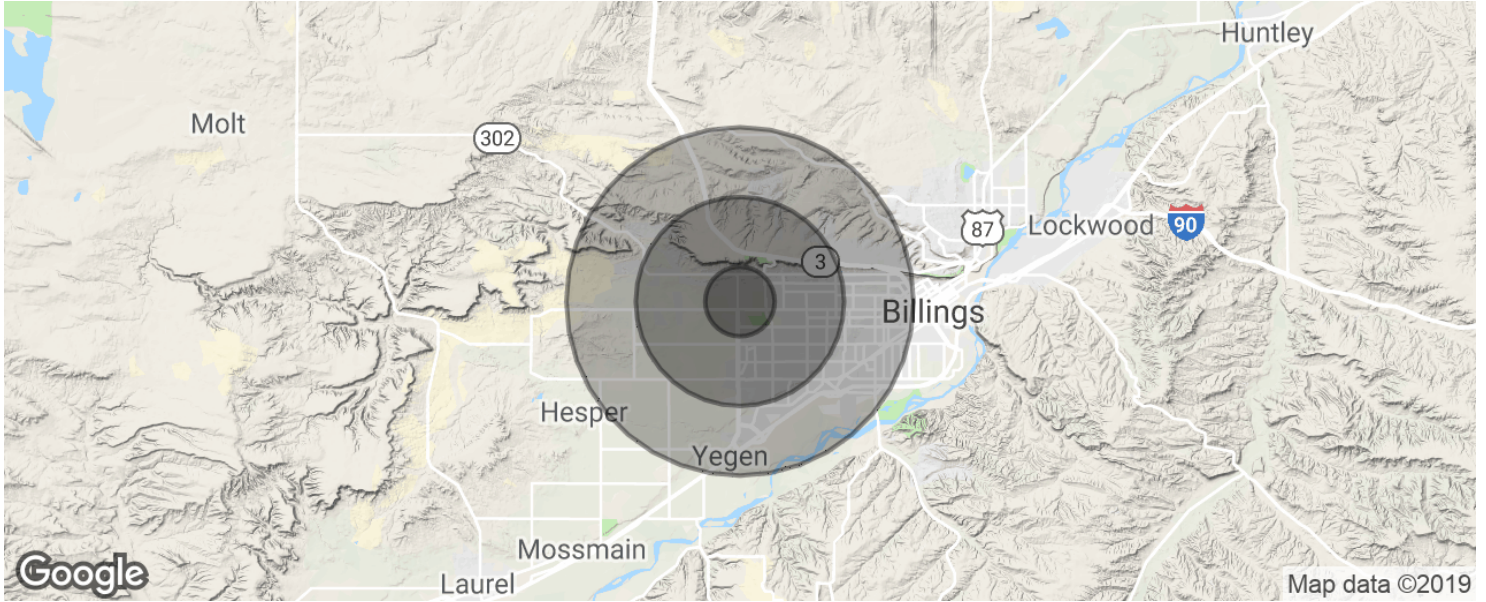
CBS



3970 AVE D

3970 Ave D, Billings, MT 59102

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,122	34,910	67,701
Median age	47.4	43.2	40.8
Median age (Male)	43.4	40.6	38.8
Median age (Female)	50.3	44.6	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,637	15,432	29,608
# of persons per HH	2.3	2.3	2.3
Average HH income	\$76,124	\$71,994	\$69,318
Average house value	\$257,198	\$231,942	\$224,261

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

George Warmer
 406.855.8946
 george@cbcmontana.com
 MT #14174

Shaylee Green
 406.208.7723
 shaylee@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS