



**COLDWELL
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COMMERCIAL**
CBS

FOR LEASE

2315 4TH AVE N

Billings, MT 59101

AVAILABLE SPACE

3,000 SF

LEASE RATE

\$2,000 per month (+ utilities)

AREA

2315 4th Ave N is a centrally located shop/warehouse space with excellent retail exposure. This property is an ideal location for a contractor or service provider looking for retail visibility, convenient location and nice balance between shop space & office.

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OFFICE

Nathan Matelich

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



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OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$2,000 per month (+ utilities)
Lot Size:	0.15 Acres
Year Built:	1948
Building Size:	6,000 SF
Zoning:	Controlled Industrial

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MT #RRE-RBS-LIC-45092

PROPERTY OVERVIEW

- *3,000 SF shop for lease with small office
- *\$2,000/mo + utilities
- *12 ft ceilings
- *10 ft overhead door
- *Break room or storage area
- *220 electrical outlets
- *New HVAC, LED lighting, updated bathroom and newly renovated office
- *Current tenant will clean and paint to match pictures
- *Located on 4th Ave N with high traffic counts of over 13,000 cars per day
- *Excellent retail exposure & signage opportunities similar to TKC Photography next door



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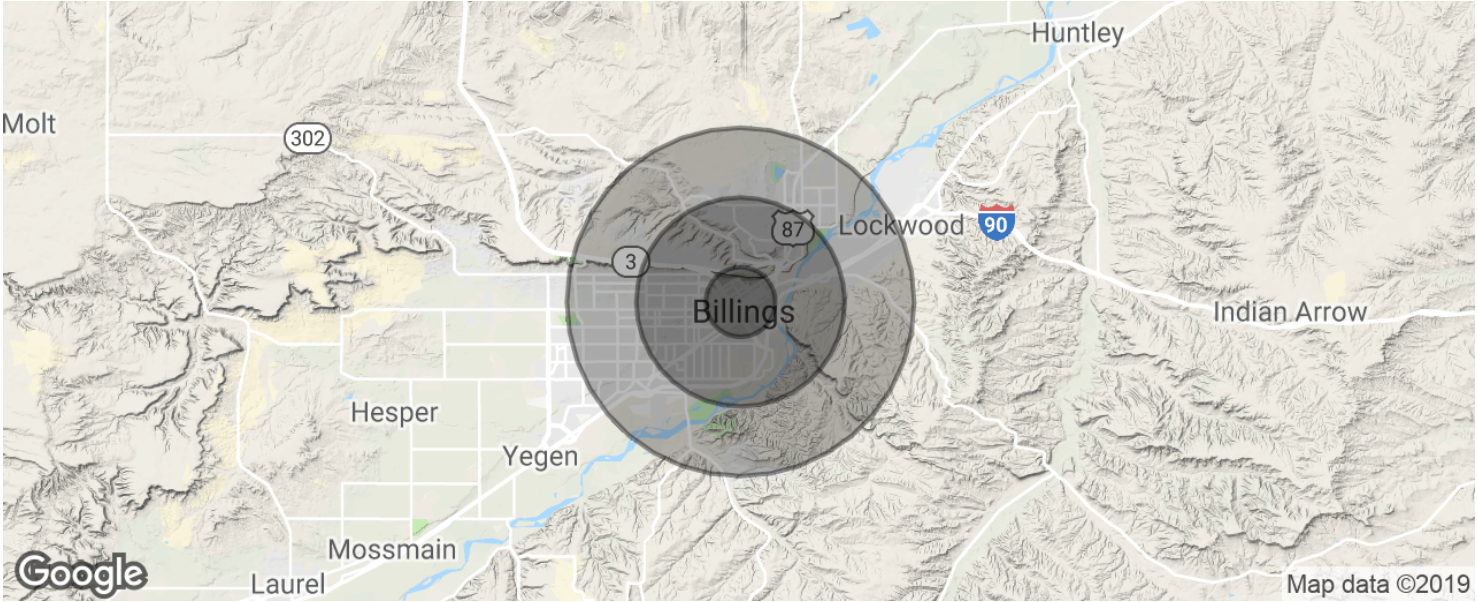
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,704	57,675	98,590
Median age	35.8	34.6	35.9
Median age (Male)	35.4	33.4	34.4
Median age (Female)	35.7	36.5	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,526	24,522	41,707
# of persons per HH	2.2	2.4	2.4
Average HH income	\$37,493	\$50,665	\$53,666
Average house value	\$187,996	\$150,284	\$159,727

* Demographic data derived from 2010 US Census

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