



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

**FOR SALE/LEASE**

CBCMONTANA.COM

**618 S 25TH ST - OFFICE**

Billings, MT 59101



**OFFICE**

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com

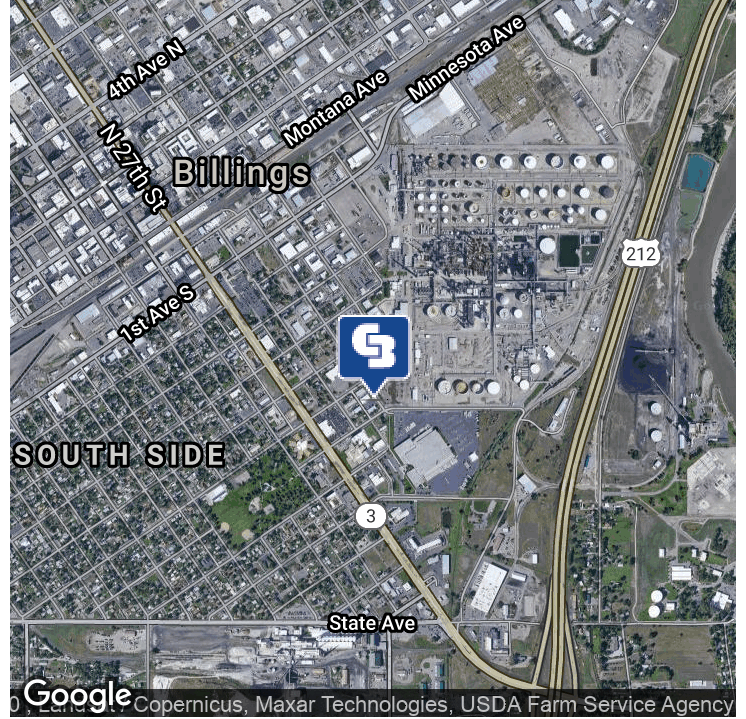
©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL**  
CBS  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



## 618 S 25TH ST

Billings, MT 59101



### OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 0.32 Acres

Year Built: 1999

Building Size: 5,000 SF

Renovated: 2014

Zoning: Community  
Commercial

### PROPERTY OVERVIEW

Reception  
2 conference rooms  
Breakroom  
10 offices  
3 ADA restrooms  
Off street parking  
\$7/SF NNN

Property is available for lease at \$3,650/month plus utilities or for sale at \$450,000. Can also be purchased in packaged sale with 600 & 602 S 25th St at \$850,000.

CBCMONTANA.COM

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com



## 618 S 25TH ST

Billings, MT 59101



[CBCMONTANA.COM](http://CBCMONTANA.COM)

Kyle Schlichenmayer  
406 698 1899  
[kyle@cbcmontana.com](mailto:kyle@cbcmontana.com)



# 618 S 25TH ST

Billings, MT 59101



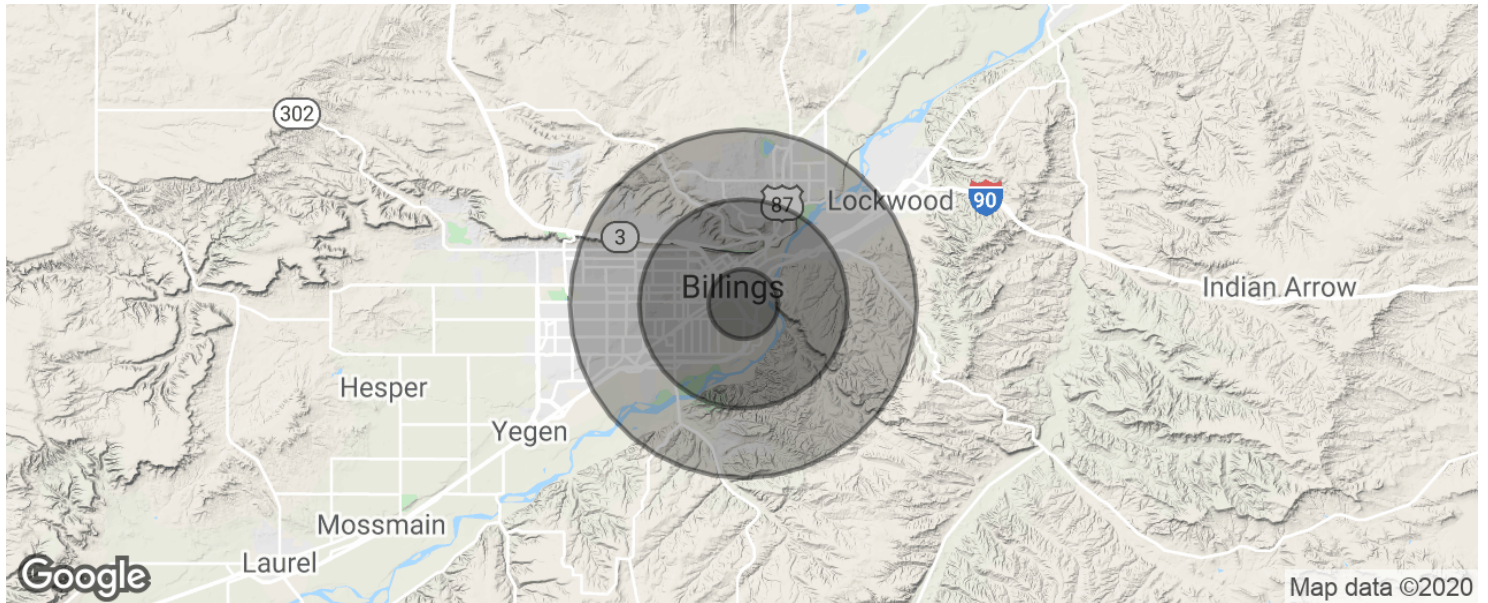
CBCMONTANA.COM

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com



## 618 S 25TH ST

Billings, MT 59101



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,019	44,620	92,308
Median age	34.6	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.0	35.7	37.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,713	18,934	39,036
# of persons per HH	2.6	2.4	2.4
Average HH income	\$37,017	\$47,057	\$52,763
Average house value	\$122,014	\$144,678	\$155,875

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com