



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR LEASE

## 1518 1ST AVE N

\$1,188 per month (Utilities Included)

1518 1st Ave N  
Billings, MT 59101

AVAILABLE SPACE  
1,824 SF

AREA  
Shop Space  
Off-Street Parking  
ADA Restroom & Shower  
14' Overhead Doors with access from  
Freshly Painted, Clean, Well Lit  
High Traffic Count Location

CBCMONTANA.COM



## SHOP

George Warmer  
406.855.8946  
george@cbcmontana.com

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



# 1518 1ST AVE N

1518 1st Ave N, Billings, MT 59101

LEASE



### OFFERING SUMMARY

Available SF: 1,824 SF

Lease Rate: \$1,188 per month (Utilities Included)

Building Size: 1,824 SF

Zoning: East Billings Central Works

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### PROPERTY OVERVIEW

- Shop
- \$1,188 Per Month (Includes Utilities)
- Off-Street Parking
- ADA Restroom & Shower
- 14' Overhead Doors with access from
- Freshly Painted, Clean, Well Lit
- High Traffic Count Location (22,000 Plus CPD)



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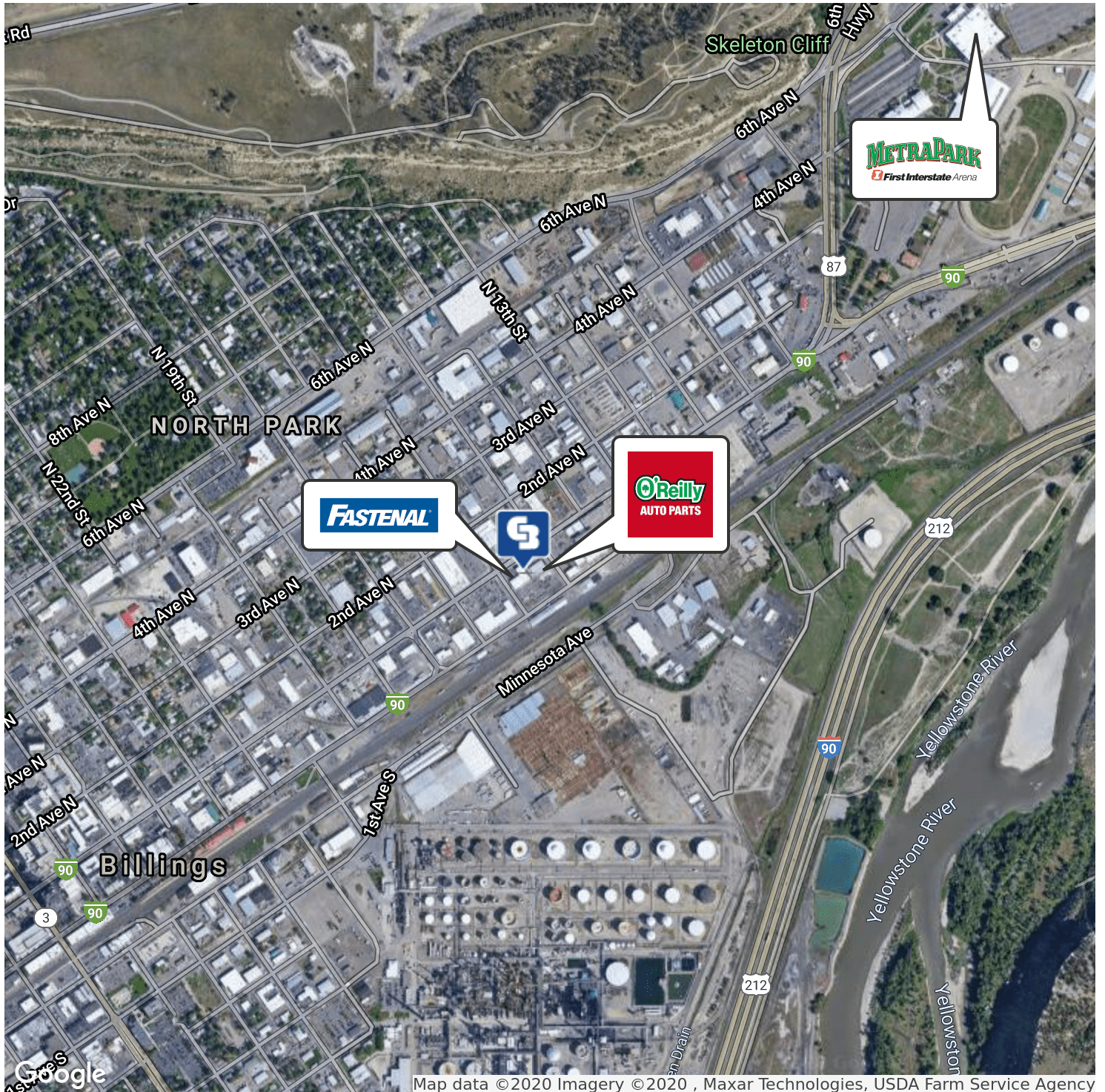
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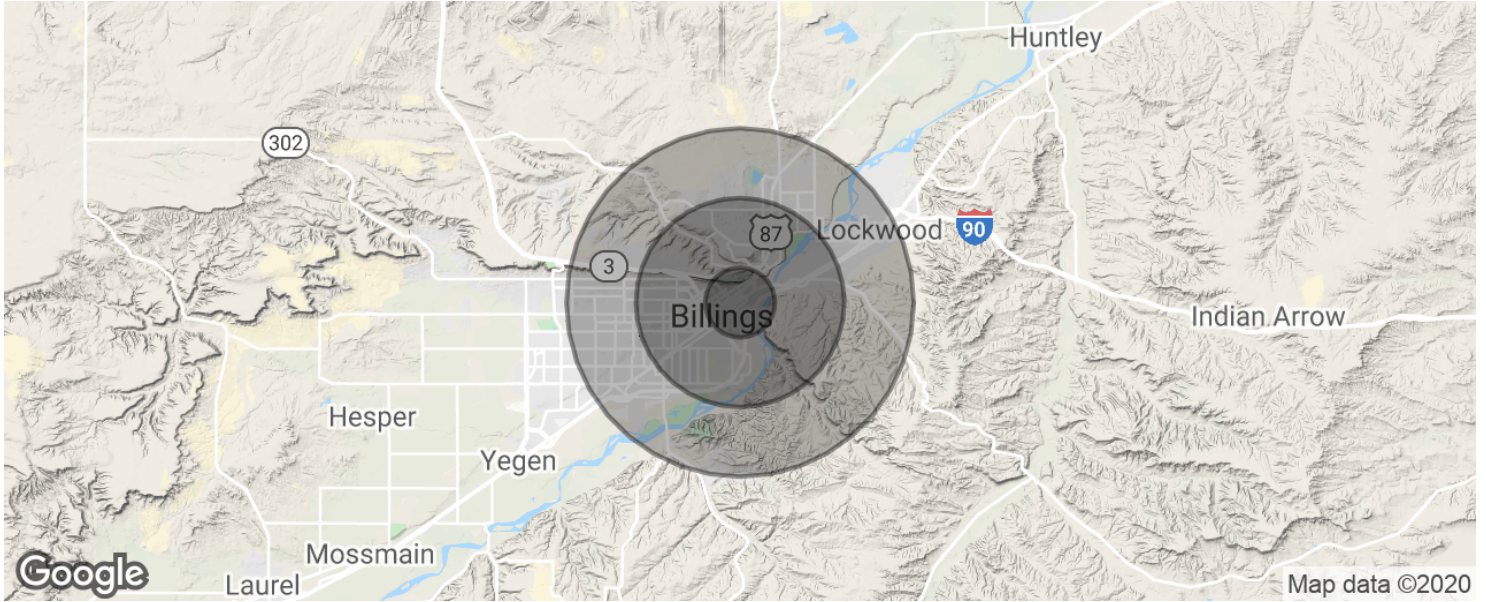
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# 1518 1ST AVE N

1518 1st Ave N, Billings, MT 59101

LEASE



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 6,052     | 49,882    | 92,261    |
| Median age          | 35.4      | 35.0      | 35.2      |
| Median age (Male)   | 35.7      | 34.0      | 33.7      |
| Median age (Female) | 33.8      | 36.0      | 37.3      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,619     | 21,056    | 38,798    |
| # of persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH income   | \$35,935  | \$50,036  | \$52,860  |
| Average house value | \$117,620 | \$148,312 | \$155,687 |

\* Demographic data derived from 2010 US Census

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