



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## 1140 1ST AVENUE NORTH

Billings, MT 59101

### AVAILABLE SPACE

20,700 SF

### ASKING PRICE

\$850,000

### AREA

Property is near one of the largest convention centers in the state and on a main drag with traffic counts reaching 15,000 cars a day. Property use is currently mostly office and mix of retail as well. Value add in bringing up tenant quality, remodeling hallways and offices and stabilizing rents. Loads of leaseable square footage perfect for a non-profit, call center, or construction company.

CBCWORLDWIDE.COM



### OFFICE BUILDING

Shaylee Green

406.656.2001

shaylee@cbcmontana.com

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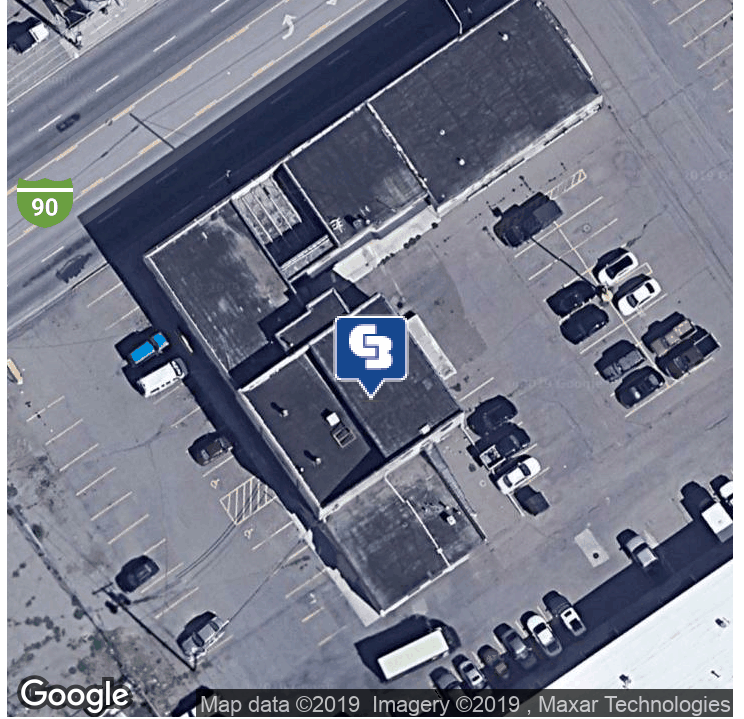
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 1140 1ST AVENUE NORTH

Billings, MT 59101

SALE



### OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	39,650 SF
Year Built:	1955
Building Size:	20,700 SF
Zoning:	East Billings Industrial Sanctuary
Price / SF:	\$41.06

### PROPERTY OVERVIEW

Multi-tenant Office Building

\*44 owned parking spaces +/- 26 shared/reciprocal.

\*27 offices - (10ft x 12ft) - 50% occupancy, not stabilized. - AC - P-Tac Units

\*1000 SF Office - Leased \$800 mo

Anchor Tenant - Retail Store. \$1500 mo - Owner Occupied tenant will leaseback for 12mo +/-

Roof had 3 layers tar, 100% LED Lights and more.

Gross Rents - \$67,500 yr

Expenses - \$24, 024 yr total

(Insurance - \$3,600 yr) (Utilities\Snow - \$13,920 yr (\$1.49 SF) (Taxes - \$6984 yr)

Traffic Count 15,000+ cars per day

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27 Offices - 50% occupancy



Reciprocal Parking

Seller Owned Parking Spaces

Reciprocal

Seller Owned Parking Spaces



**PARKING**



New P-Tac units and LED Lights throughout

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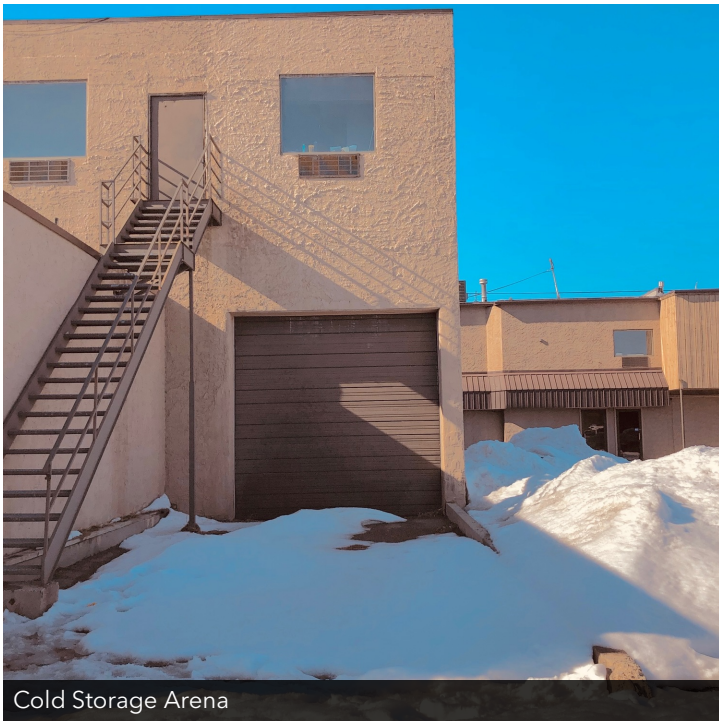
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1000 SF Office - Leased for \$800 mo

Anchor Retail Tenant - Leased for \$1500 mo



Cold Storage Arena

Cold Storage Arena

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,387	46,182	90,037
Median age	35.5	35.2	35.0
Median age (Male)	36.0	34.2	33.5
Median age (Female)	33.7	35.9	37.3

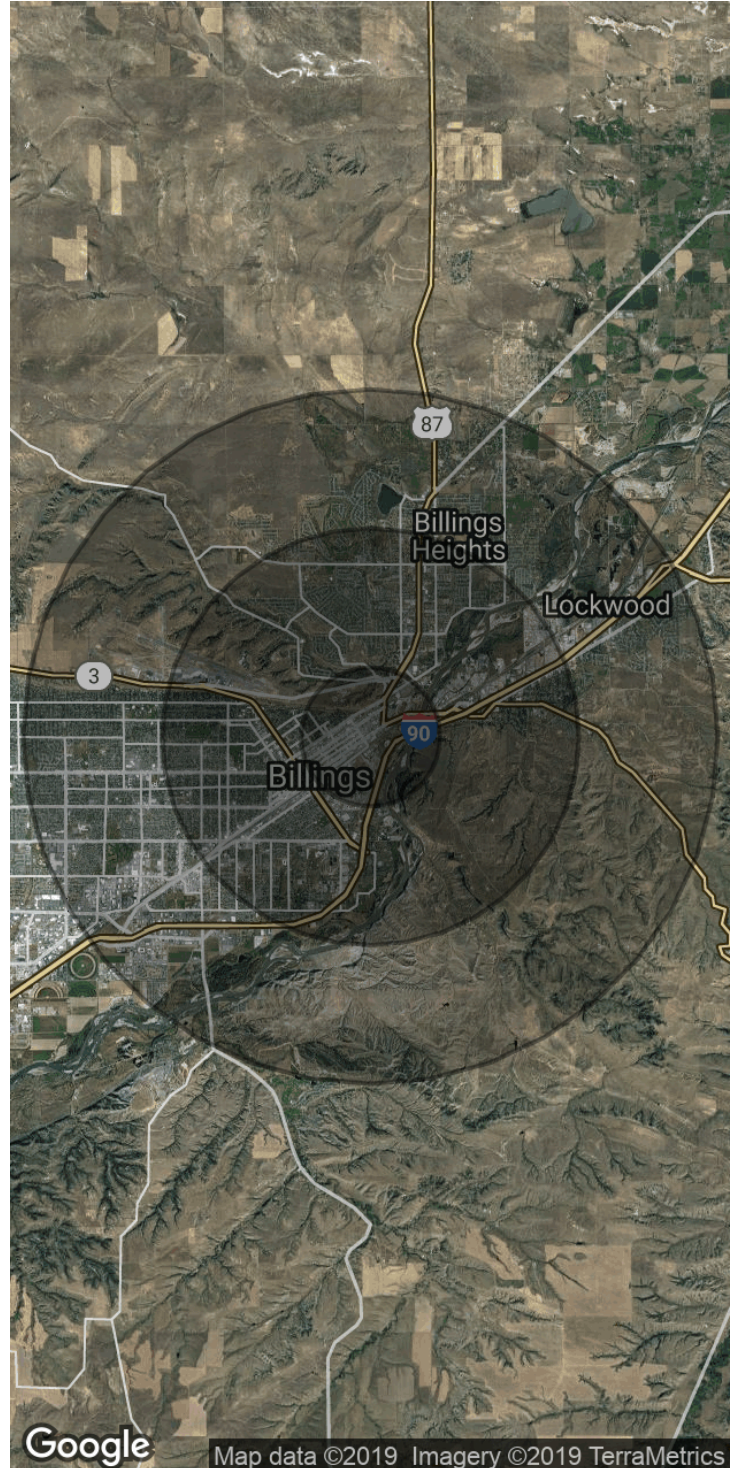
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,320	19,380	37,781
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,818	\$50,289	\$52,331
Average house value	\$97,166	\$148,879	\$153,813

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.2%	8.2%	6.7%

RACE	1 MILE	3 MILES	5 MILES
% White	78.6%	84.2%	87.5%
% Black	0.2%	1.4%	1.0%
% Asian	0.2%	0.8%	1.0%
% Hawaiian	1.5%	0.5%	0.3%
% American Indian	8.2%	7.0%	5.4%
% Other	5.7%	3.0%	2.2%

TRAFFIC COUNTS
15,000 cars /day

\* Demographic data derived from 2010 US Census



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