



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

5229 KING AVE W

Billings, MT 59106

AVAILABLE SPACE

1,200 SF - 2,400 SF

ASKING PRICE

\$76.00 / SF

FEATURES

- 1,200 SF \$91,200 (\$76.00 PSF)
- 2,400 SF \$182,400 (\$76.00 PSF)

AREA

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants. Shop spaces available include 1,200 and 2,400 SF units. Units may be combined to accommodate larger needs.



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OFFICE

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



5229 KING AVE W

Billings, MT 59106

SALE



OFFERING SUMMARY

Sale Price: \$76.00 / SF

Lot Size: 0 Acres

Year Built: 2016

Building Size: 9,600 SF

Price / SF: \$76.00

PROPERTY OVERVIEW

- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

PROPERTY HIGHLIGHTS

- 1,200 SF \$91,200 (\$76.00 PSF)
- 2,400 SF \$182,400 (\$76.00 PSF)

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Google

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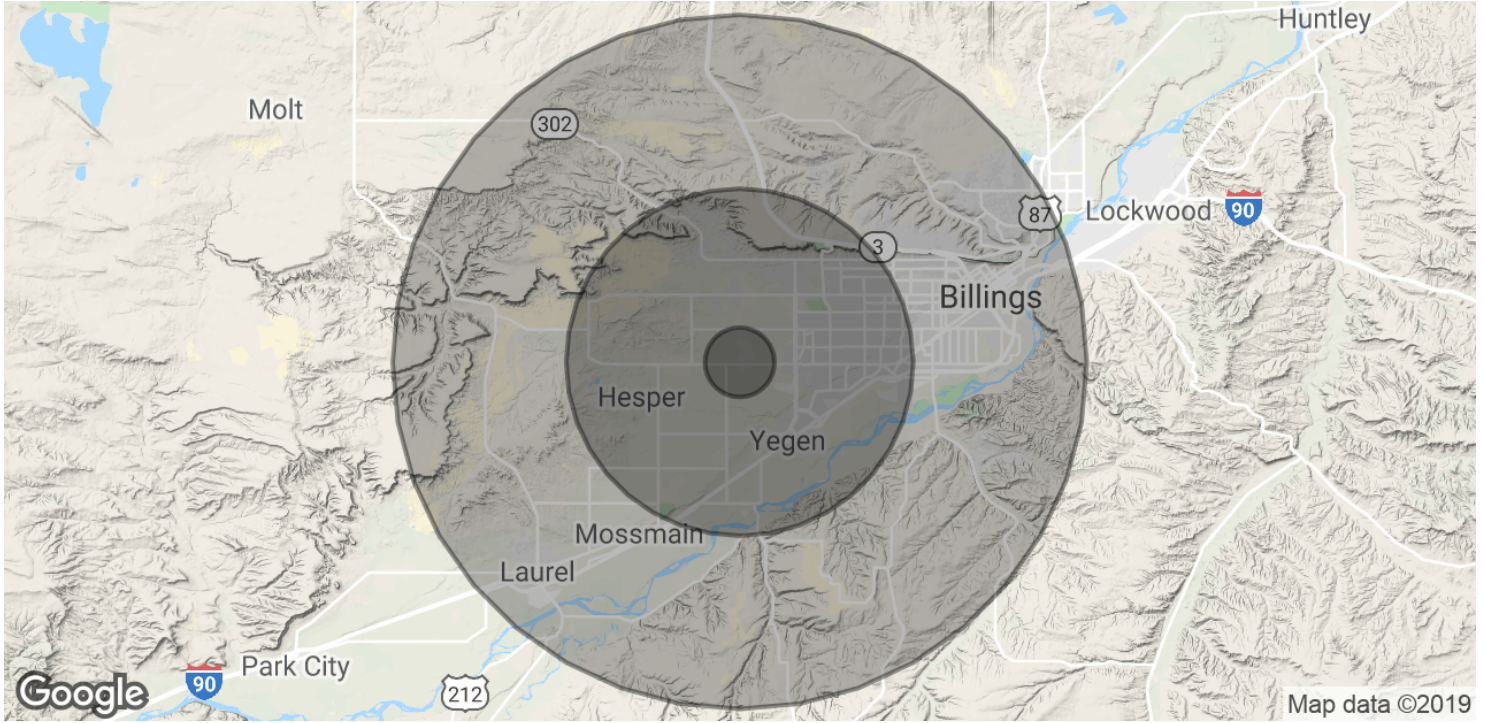
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5229 KING AVE W

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SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	36,663	108,167
Median age	38.8	41.4	38.8
Median age (Male)	39.9	39.2	37.1
Median age (Female)	37.3	42.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	16,004	46,635
# of persons per HH	2.7	2.3	2.3
Average HH income	\$77,934	\$75,658	\$64,676
Average house value	\$264,842	\$252,902	\$218,695

* Demographic data derived from 2010 US Census

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