



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

5229 KING AVE W: UNIT C2

Billings, MT 59106

AVAILABLE SPACE

1,800 SF

ASKING PRICE

\$1,252.50 per month plus utilities (\$6.75 PSF plus a \$1.60 PSF CAM)

FEATURES

- Unit C2 now available for lease
- Unit includes Office, Restroom, Overhead Door and fenced 1,200 SF fenced yard

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. Unit C2 is up for lease at \$6.75 PSF.



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OFFICE

George Warmer

Managing Partner
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Blaine Poppler

Owner, Commercial Broker
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



5229 KING AVE W

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SALE



OFFERING SUMMARY

Lease Price: \$6.75 PSF
(+\$1.60 CAM)

Lot Size: 0 Acres

Year Built: 2016

Building Unit Size: 1,800 SF

Price / SF: \$6.75 PSF
(\$1.35 CAM)

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

*Units in buildings A, B, D, and E also available for sale

PROPERTY HIGHLIGHTS

- Available unit is 1,800 SF
- 1,800 SF: \$1,252.50 Per Month

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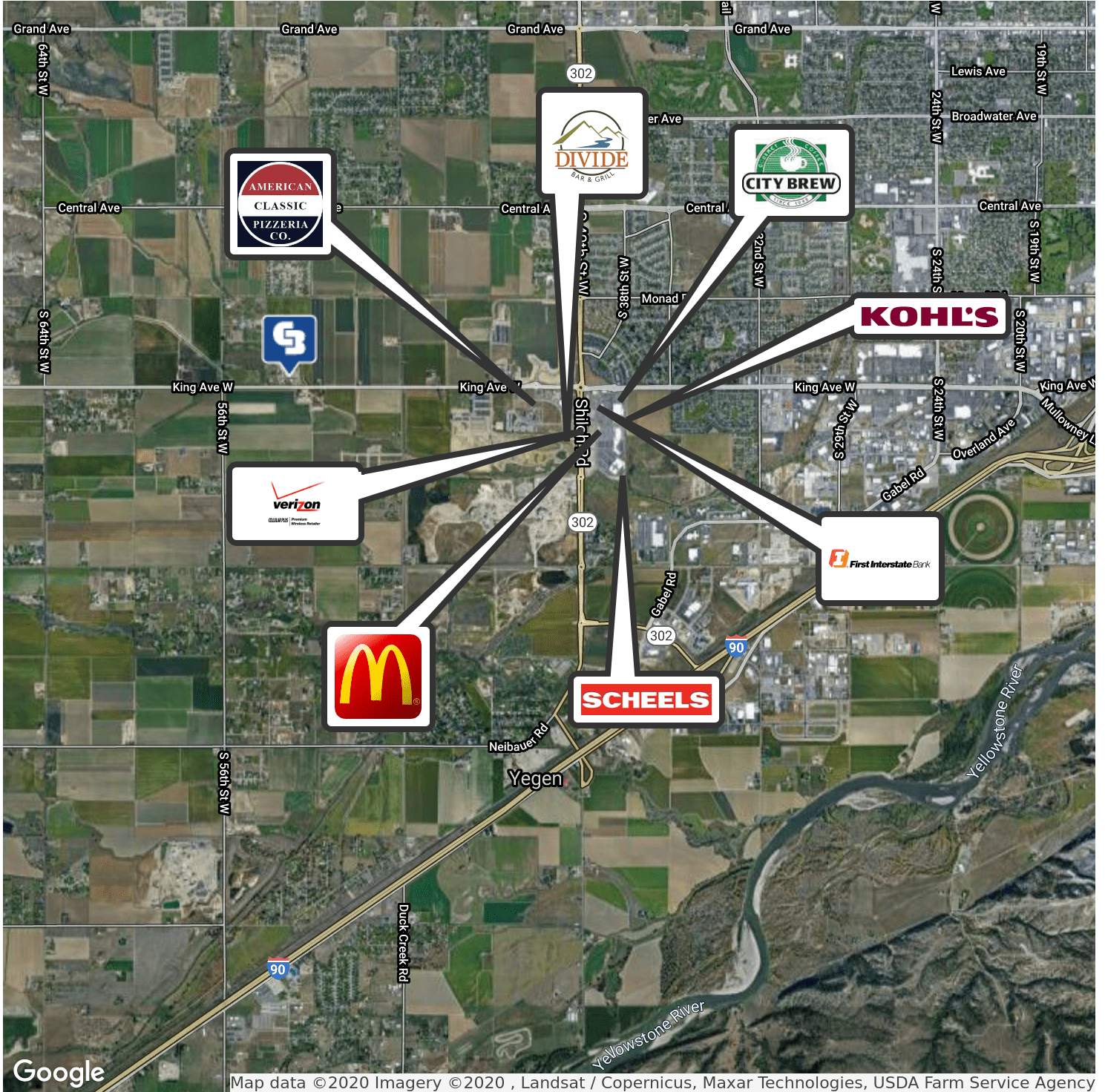
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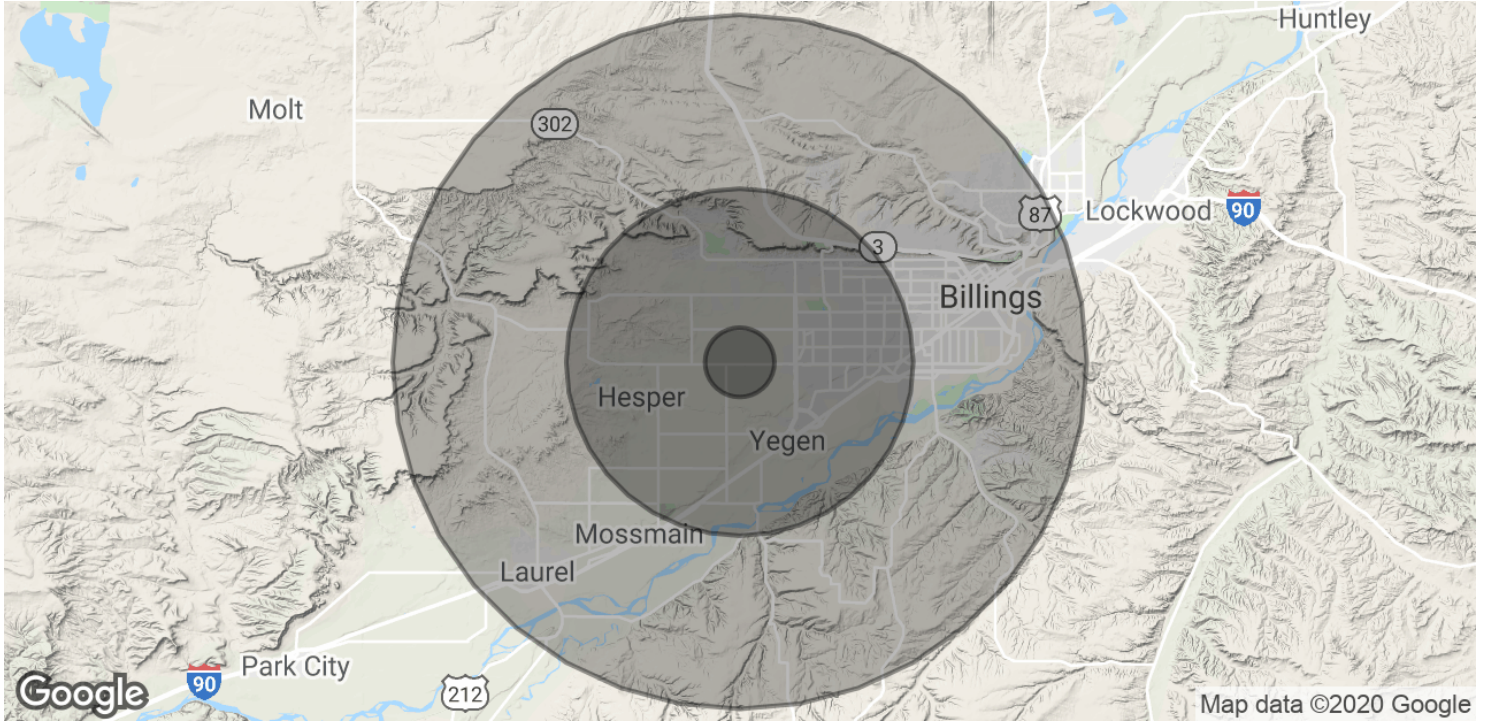
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	36,663	108,167
Average age	38.8	41.4	38.8
Average age (Male)	39.9	39.2	37.1
Average age (Female)	37.3	42.5	40.6

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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