



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1200 CENTRAL AVE

\$650 per month (+ utilities)

1242 Central Ave
Billings, MT 59102

AVAILABLE SPACE
1,000 SF

AREA

Affordable retail/office space for lease that comes with an attached shop. Retail/Office is currently used as a real estate office. Shop has 8 ft overhead door. Ideal location for any small business owner who is looking for retail exposure + storage at a great price. Available August 1, 2020.



CBCMONTANA.COM

OFFICE

Nathan Matelich

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



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OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$650 per month (+ utilities)

Lot Size: 1.0 Acres

Year Built: 1966

Building Size: 12,000 SF

Zoning: Community Commercial

PROPERTY OVERVIEW

*400 SF Retail/Office + 600 SF Shop

*For Lease \$650/mo + Utilities

*Open Floor Plan

*Private Bathroom

*High Traffic Counts on Central @ 20,000+ Cars Per Day

*Pylon Sign

*Additional Signage Opportunities Available on Building

NOTE: Retail/Office Space Can Be Leased w/o Shop for \$500/mo

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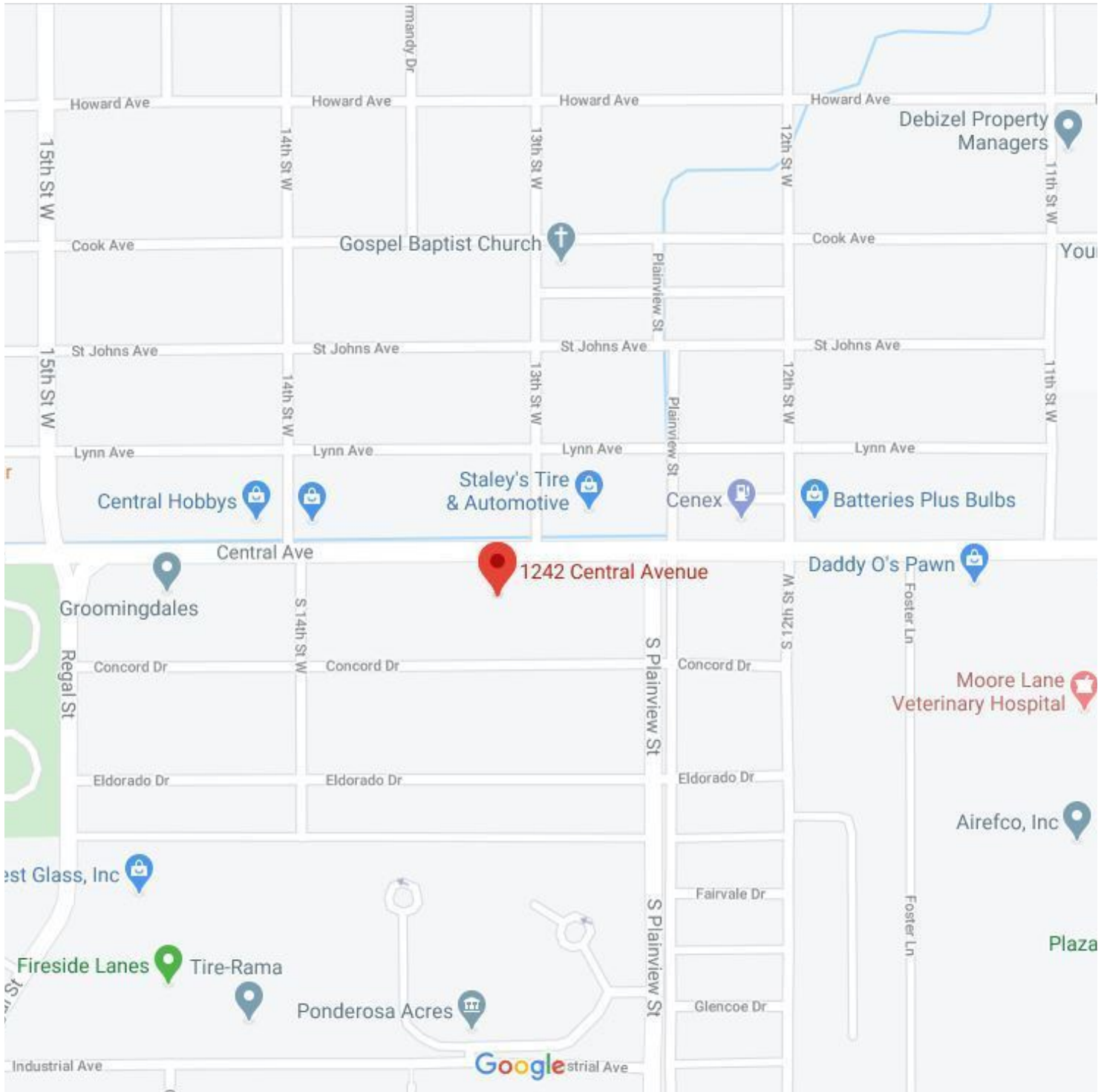
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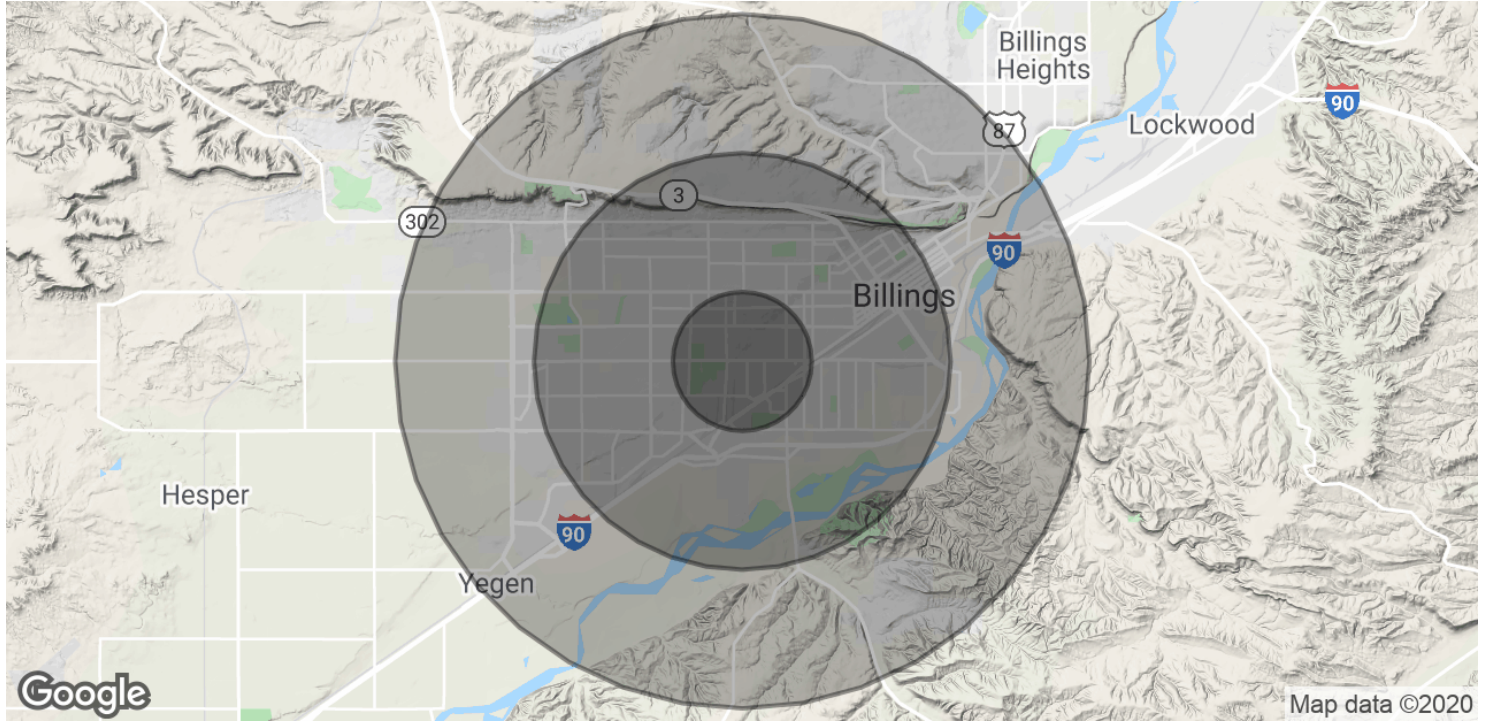
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,951	64,537	110,668
Average age	34.7	36.7	37.7
Average age (Male)	33.0	35.0	36.0
Average age (Female)	36.0	39.4	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,984	28,259	48,251
# of persons per HH	2.2	2.3	2.3
Average HH income	\$49,296	\$54,953	\$55,919
Average house value	\$150,928	\$177,073	\$179,159

* Demographic data derived from 2010 US Census

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