



**COLDWELL
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SALE / LEASE

CBCWORLDWIDE.COM

600 S 25TH ST

Billings, MT 59101

AVAILABLE SPACE

5,000 SF



Kyle Schlichenmayer

406 698 1899

kyle@cbcmontana.com

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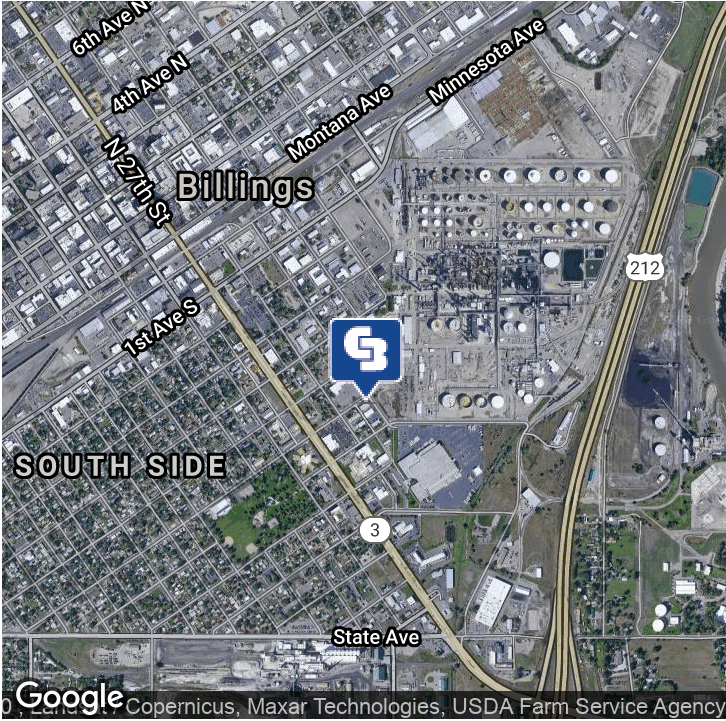
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE /
LEASE

600 S 25TH ST

Billings, MT 59101



OFFERING SUMMARY

Sale Price: \$250,000

Available SF: 5,000 SF

Lease Rate: \$6.00 SF/yr (NNN)

Lot Size: 0.32 Acres

Building Size: 5,000 SF

Zoning: Community
Commercial

Price / SF: \$50.00

PROPERTY OVERVIEW

5,000 sqft building with office and warehouse space
11' Sidewalls in the warehouse
10' OH door
3 phase power
Fenced Yard
Off street parking
Zoned community commercial
Tenant Improvement allowance available for qualified Tenant

Property is available for lease at \$3,230/month plus utilities or for sale at \$250,000. Can also be purchased in packaged sale with 602 & 618 S 25th St at \$850,000.

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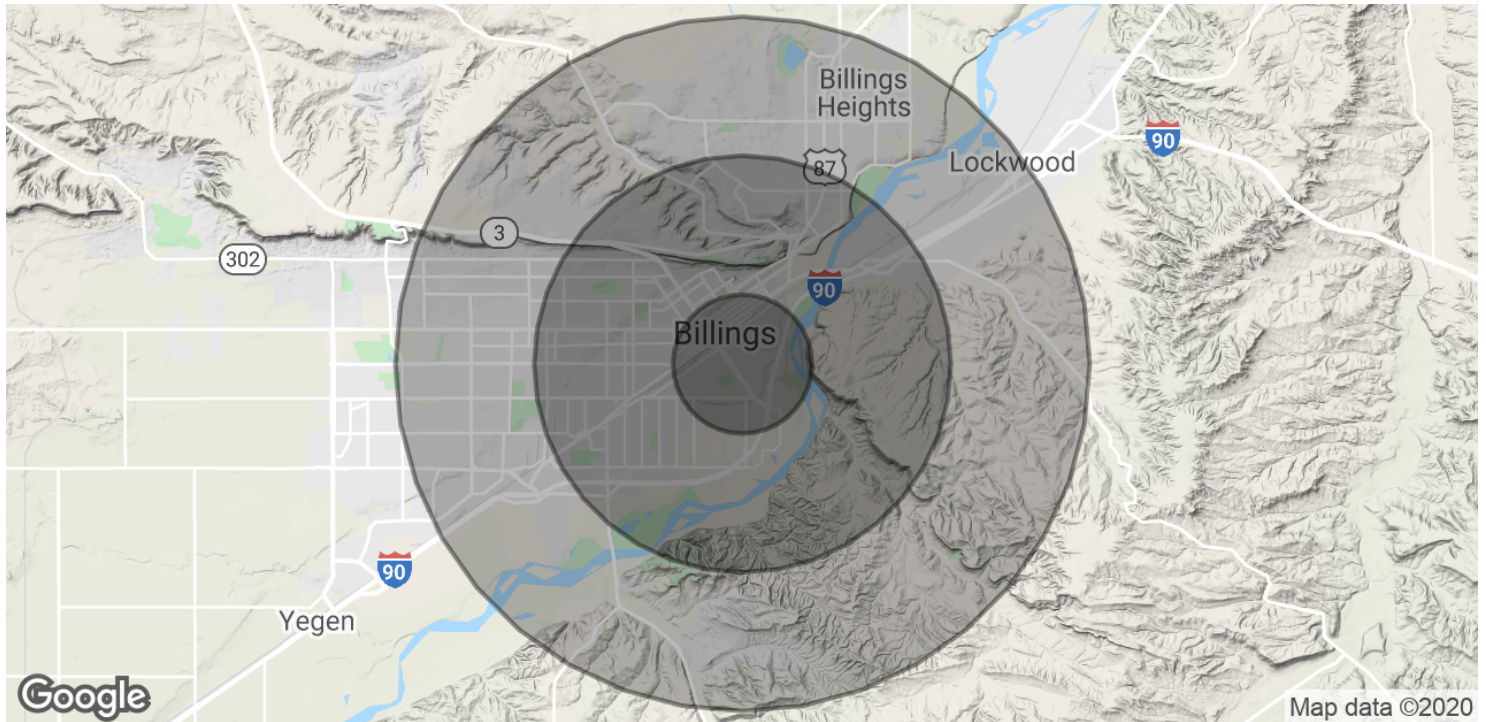
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,070	45,432	93,408
Average age	34.7	34.6	35.4
Average age (Male)	35.0	34.0	33.9
Average age (Female)	33.1	35.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,755	19,314	39,553
# of persons per HH	2.6	2.4	2.4
Average HH income	\$36,916	\$47,356	\$52,747
Average house value	\$124,237	\$145,258	\$155,827

* Demographic data derived from 2010 US Census

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