



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

717 BLACKHAWK ST UNIT C3

Billings, MT 59106

AVAILABLE SPACE

1,200 SF

LEASE RATE

\$780.00 per month plus utilities

AREA

Located just west of King Ave West and 64th Street West in the West King Commercial Park. The property is located outside the zoning limits.



OFFICE

George Warner

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1215 24th Street, Suite 240, Billings, MT 59102
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OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$780.00 per month
(Plus Utilities)

Lot Size: 1.06 Acres

Year Built: 2016

Building Size: 1,200 SF

PROPERTY OVERVIEW

Work N Play Shops

- 1200 SF Shop
- \$780 Per month plus Utilities.
- Bathroom
- 14' Overhead Door
- Security gate and security cameras.

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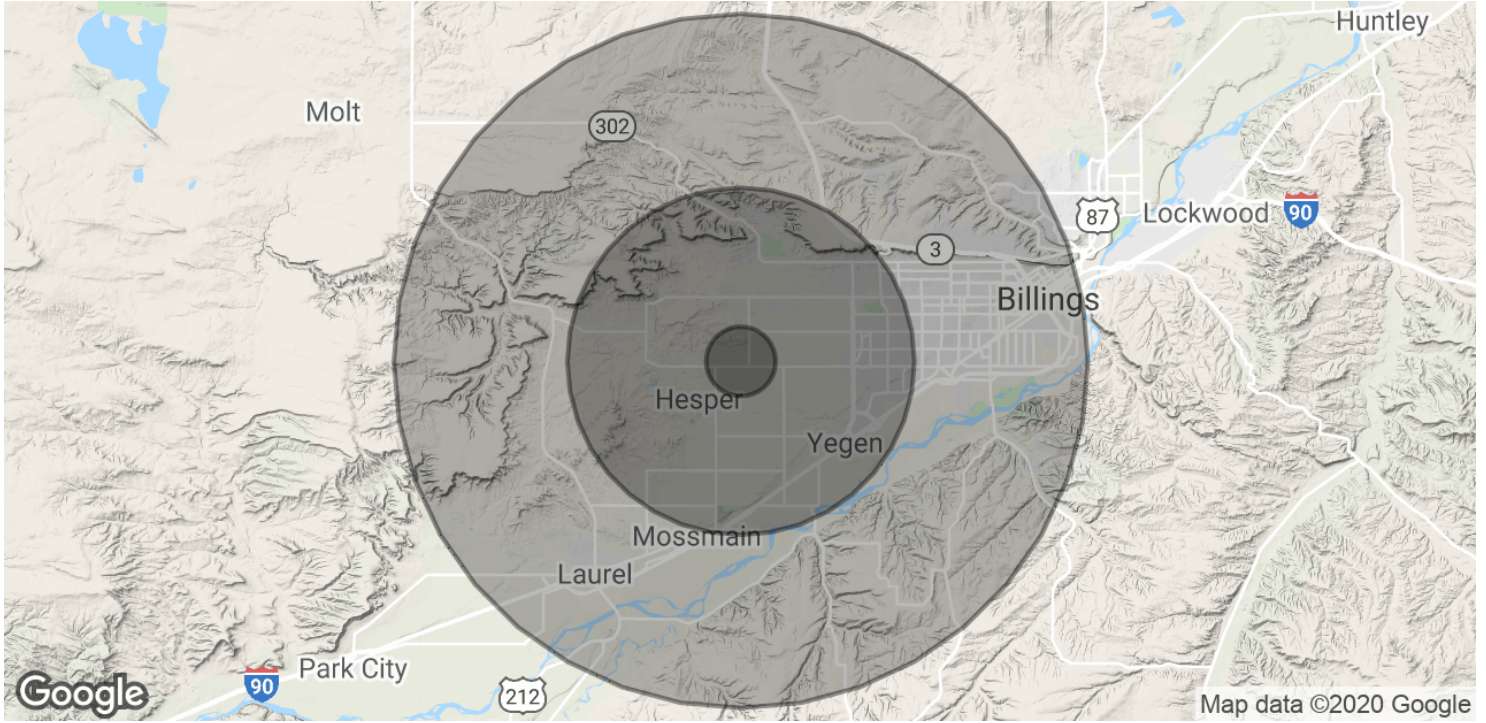
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	11,789	78,513
Average age	38.8	40.6	40.3
Average age (Male)	39.9	40.7	38.6
Average age (Female)	37.3	39.8	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	4,545	33,910
# of persons per HH	2.7	2.6	2.3
Average HH income	\$77,934	\$113,050	\$69,274
Average house value	\$264,842	\$316,400	\$226,528

* Demographic data derived from 2010 US Census

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