



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

HEDDEN EMPIRE BUILDING
212 NORTH 29TH STREET

212 North 29th Street
Billings, MT 59101

3D VIRTUAL TOUR AVAILABLE AT: [HTTPS://TINYURL.COM/Y6C65JKC](https://tinyurl.com/y6c65jkc)

LEASE RATE
\$13/SF NNN

CBCMONTANA.COM



RETAIL

David Mitchell
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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



212 N 29TH ST

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OFFERING SUMMARY

Available SF: 2009

Lease Rate: \$13/SF NNN

Zoning: Central Business District

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PROPERTY OVERVIEW

Street level retail in the heart of downtown with parking garage directly across N 29th St for easy access for your customers. Space was formerly a yoga studio and has a large 900 square foot open studio with 17' ceilings. Also includes a 200 square foot and 140 square foot office or therapy room and area for washer and dryer with hookup. Private men's and women's restrooms as well. As committed supporters of Downtown Billings, The Hedden Empire Building ownership has partnered with the Downtown Billings Alliance to provide standard membership in the DBA to all of their tenants. Membership includes such benefits as: an online member, downtown guide map listing, DBA member toolkit, member events and networking, access to parking validation program, access to CPTED evaluation and access to DBA ally card. More info regarding the DBA can be found at downtownbillings.com.

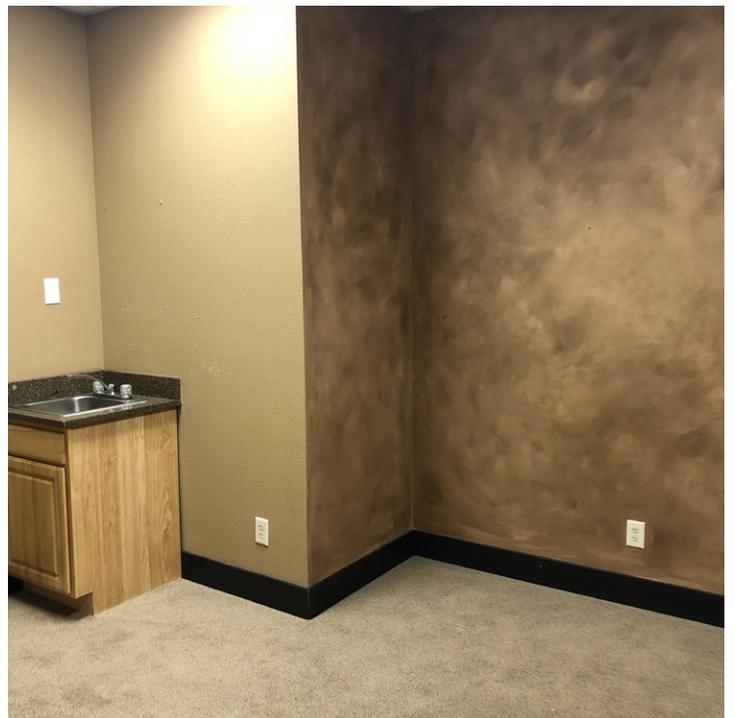


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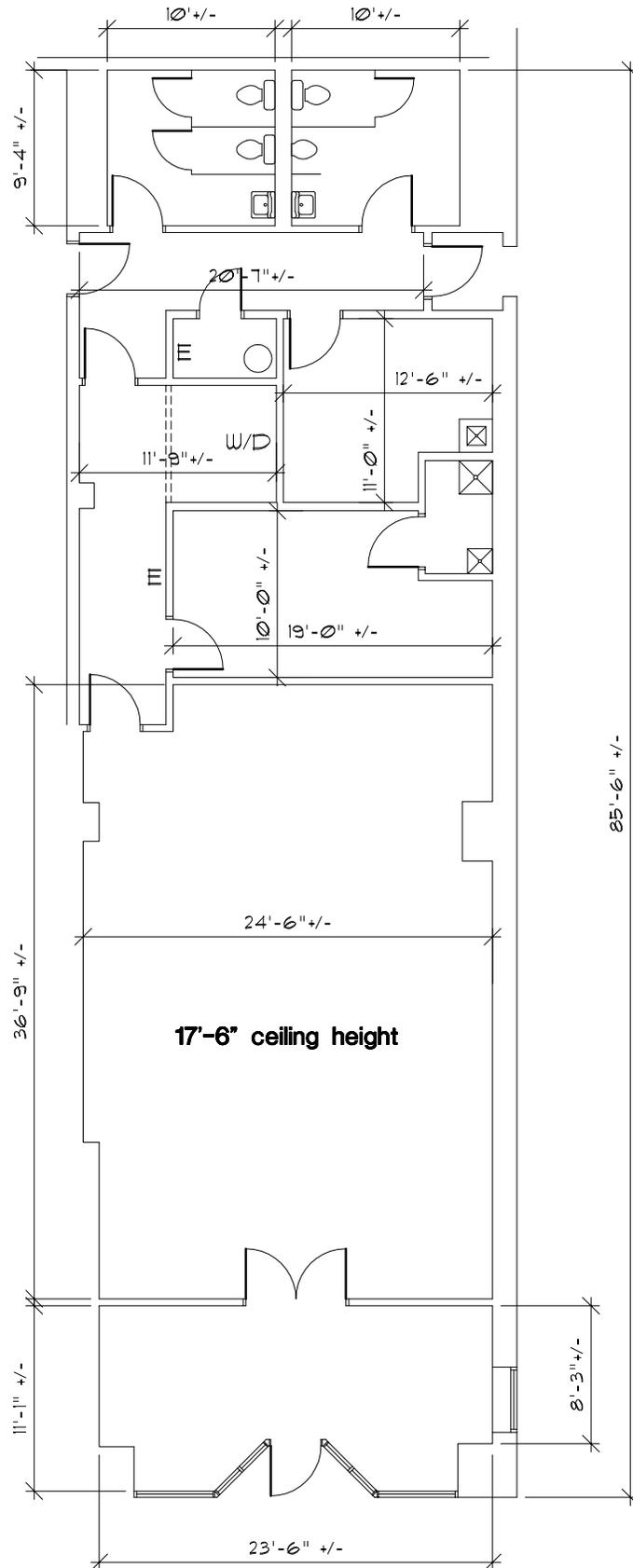
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DOCUMENTATION OF EXISTING CONDITIONS FORMER LIMBER TREE YOGA STUDIO

212 NORTH 29TH

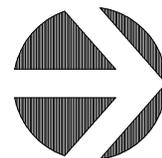
BILLINGS, MONTANA



85'-6" +/-



6-11-2020
(3/32" scale
on 8 1/2"x11" paper)



REFERENCE NORTH

North 29th Street



212 N 29TH ST

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Map data ©2021 Google Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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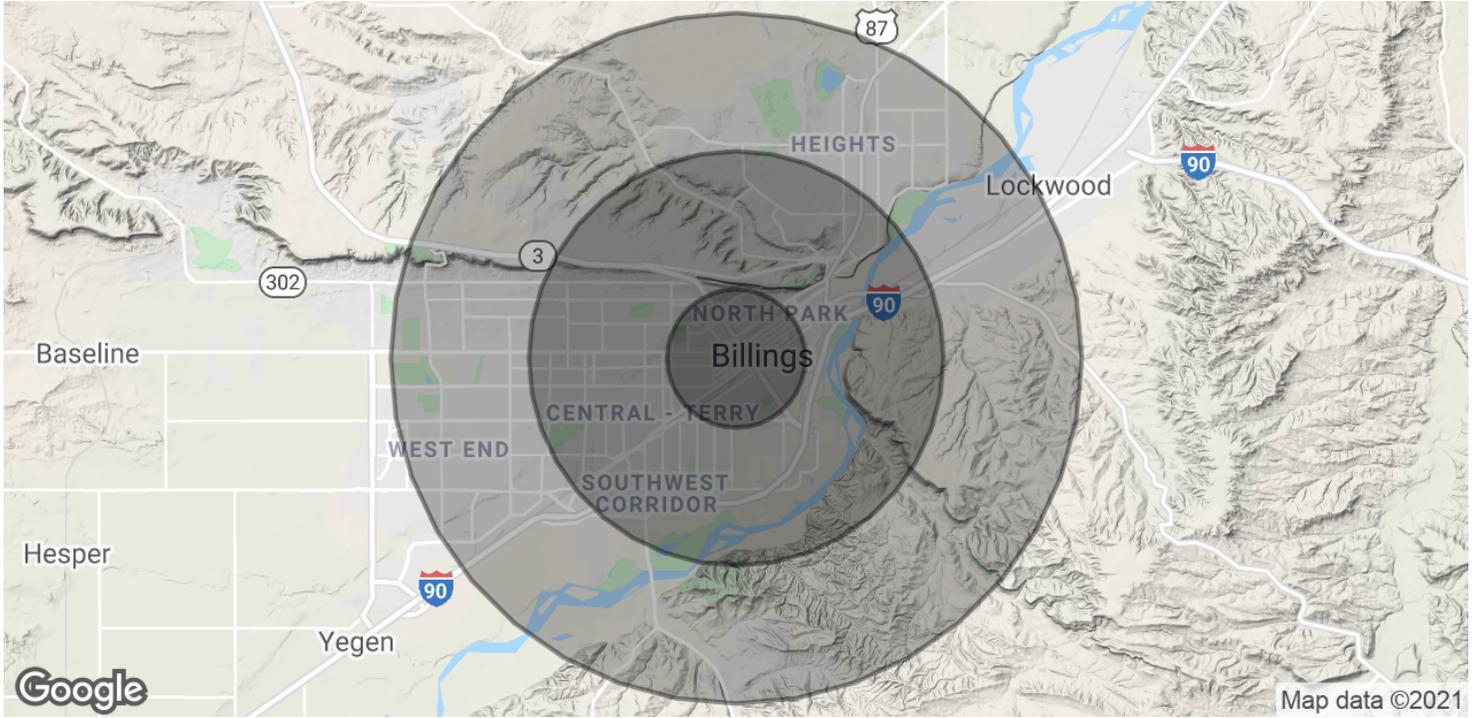


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212 N 29TH ST

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,699	58,824	101,660
Average age	34.9	34.3	36.1
Average age (Male)	34.7	33.2	34.7
Average age (Female)	34.9	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,402	25,135	43,084
# of persons per HH	2.2	2.3	2.4
Average HH income	\$40,760	\$49,982	\$54,314
Average house value	\$184,790	\$150,860	\$163,789

* Demographic data derived from 2010 US Census

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