



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1002 10TH ST W

\$2,650.00 per month (+ utilities)

1002 10th St W
Billings, MT 59102

AVAILABLE SPACE
4,000 SF

AREA

Centrally located office/retail space for lease in quiet neighborhood just off of 10th St W & Lewis Ave. 1002 10th St W is perfect for anyone that needs a very large open space (approx 3,500 SF) plus additional offices. With such a large, open space at an affordable price, the possibilities are endless for group classes, group exercise, karate, daycare, small church or anyone that needs a large meeting space. The large, affordable spaces for lease in this building typically lease quickly due to the convenient midtown location.



OFFICE

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



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OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: \$2,650.00 per month
(+ utilities)

Lot Size: 1.3 Acres

Building Size: 4,000 SF

Zoning: Community
Commercial

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PROPERTY OVERVIEW

- *4,000 SF of Office/Retail Space for Lease
- *\$2,650/mo + utilities
- *Very large open room
- *2 Offices
- *Kitchen
- *Fully Sprinkled
- *Handicap Accessible
- *Perfect for Karate Classes, Dance, Daycare or Church

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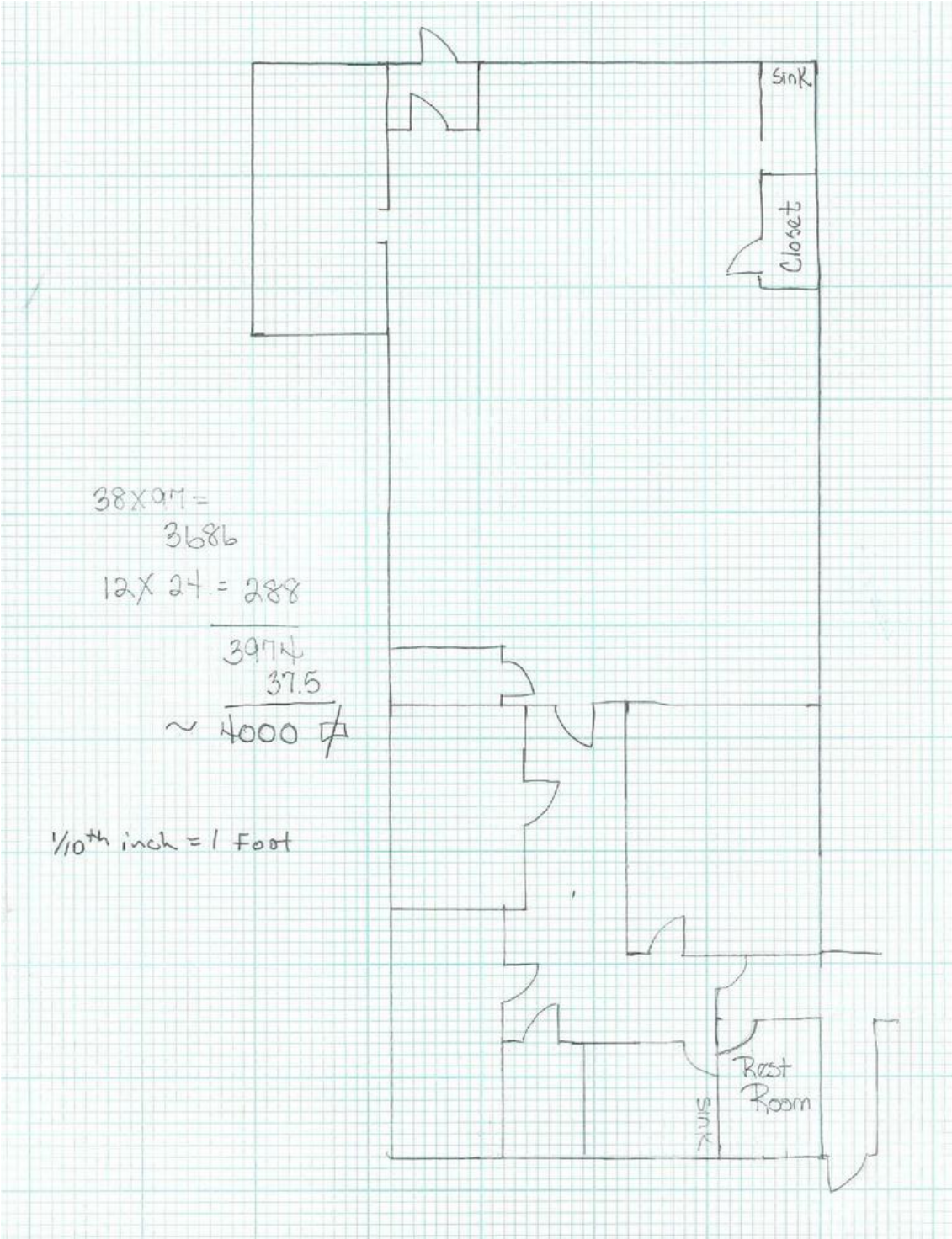
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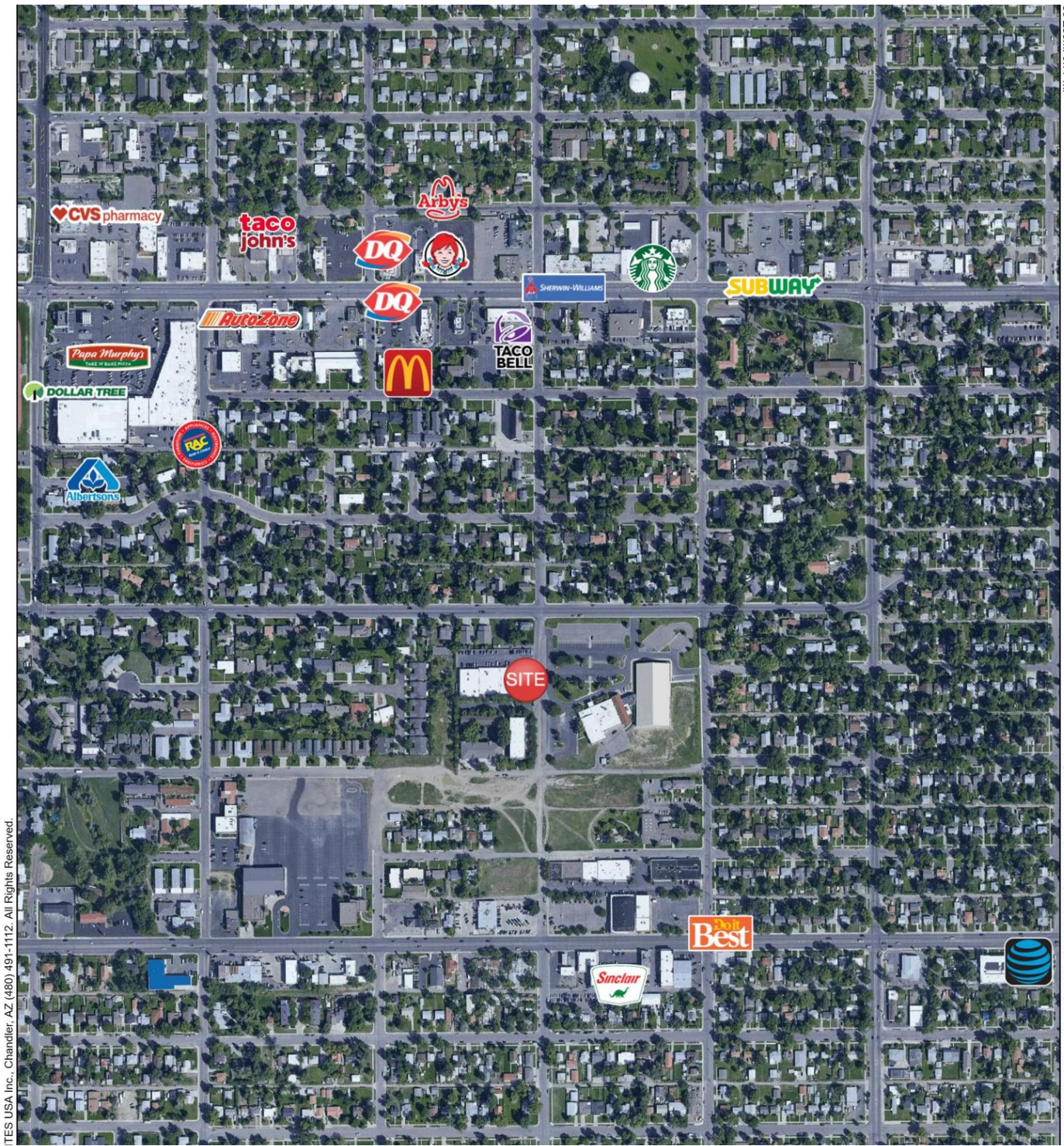
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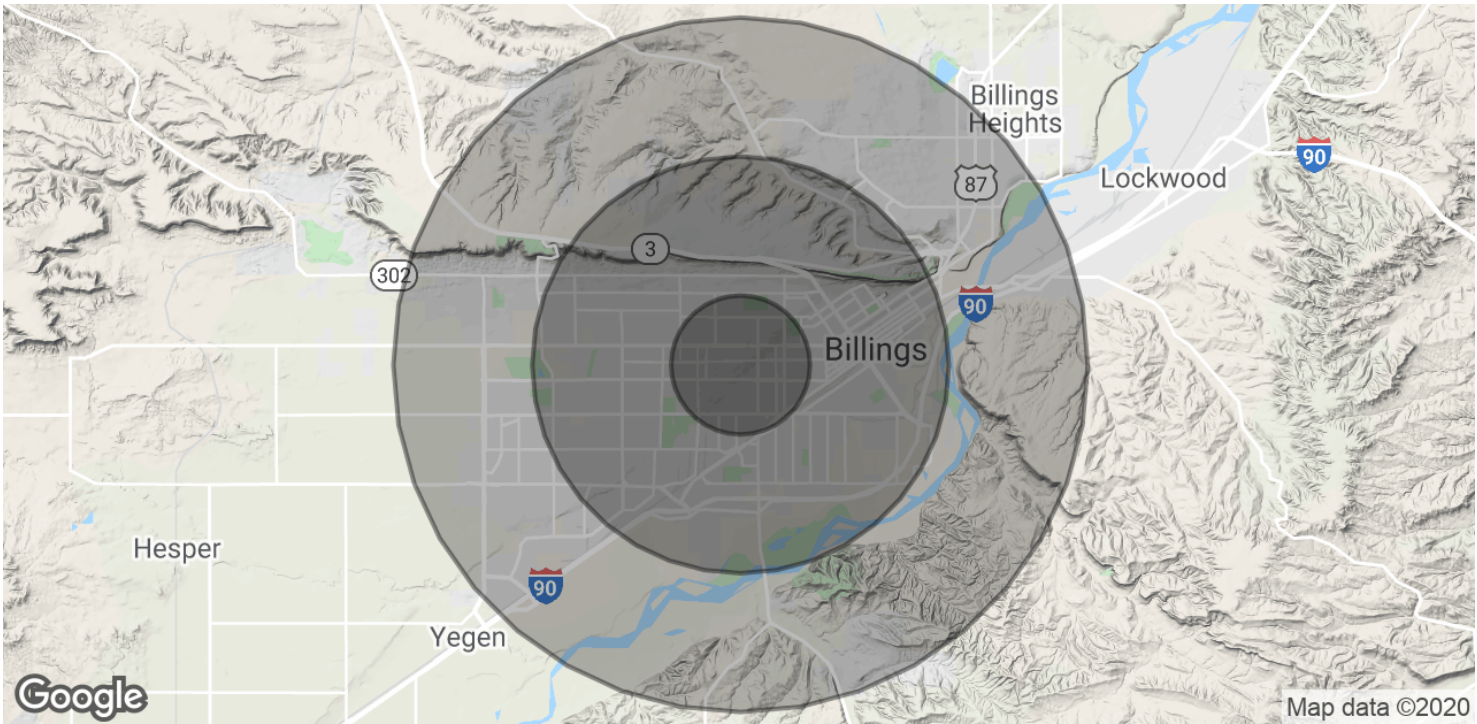
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,330	66,843	114,465
Average age	33.4	36.5	37.5
Average age (Male)	31.0	35.0	35.8
Average age (Female)	39.4	39.0	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,254	29,122	49,508
# of persons per HH	2.1	2.3	2.3
Average HH income	\$47,457	\$54,082	\$56,271
Average house value	\$142,406	\$175,495	\$179,235

* Demographic data derived from 2010 US Census

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