



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## **1611 ALDERSON AVE**

Billings, MT 59102

### **AVAILABLE SPACE**

1,250 SF

### **LEASE RATE**

\$1,200.00 per month (+ utilities)

### **AREA**

Centrally located, newly remodeled office space for lease in midtown Billings. Excellent price for the number of offices! Office space is located behind Pizza Hut and faces the high traffic Grand Ave. With new flooring and paint, this office space would be very comfortable for an insurance agent, real estate office, financial services and any other professional services firm that needs a lot of offices at a great price.



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### **OFFICE**

Nathan Matelich  
406 781 6889  
nathan@cbcmontana.com

Todd Sherman  
406 570 8961  
todd@cbcmontana.com

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



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## OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$1,200.00 per month (+ utilities)
Lot Size:	0.16 Acres
Year Built:	1978
Building Size:	2,785 SF
Zoning:	Community Commercial

## PROPERTY OVERVIEW

- \*1,250 SF Office Space for Lease
- \*\$1,200/mo (utilities included)
- \*Reception
- \*3 Large Offices
- \*2 Small Offices
- \*Conference Room
- \*Storage Room
- \*Break Room
- \*1 Bathroom

NOTE: Landlord could retain 2 offices in NE corner of the space in purple and rent would be \$1,000/mo

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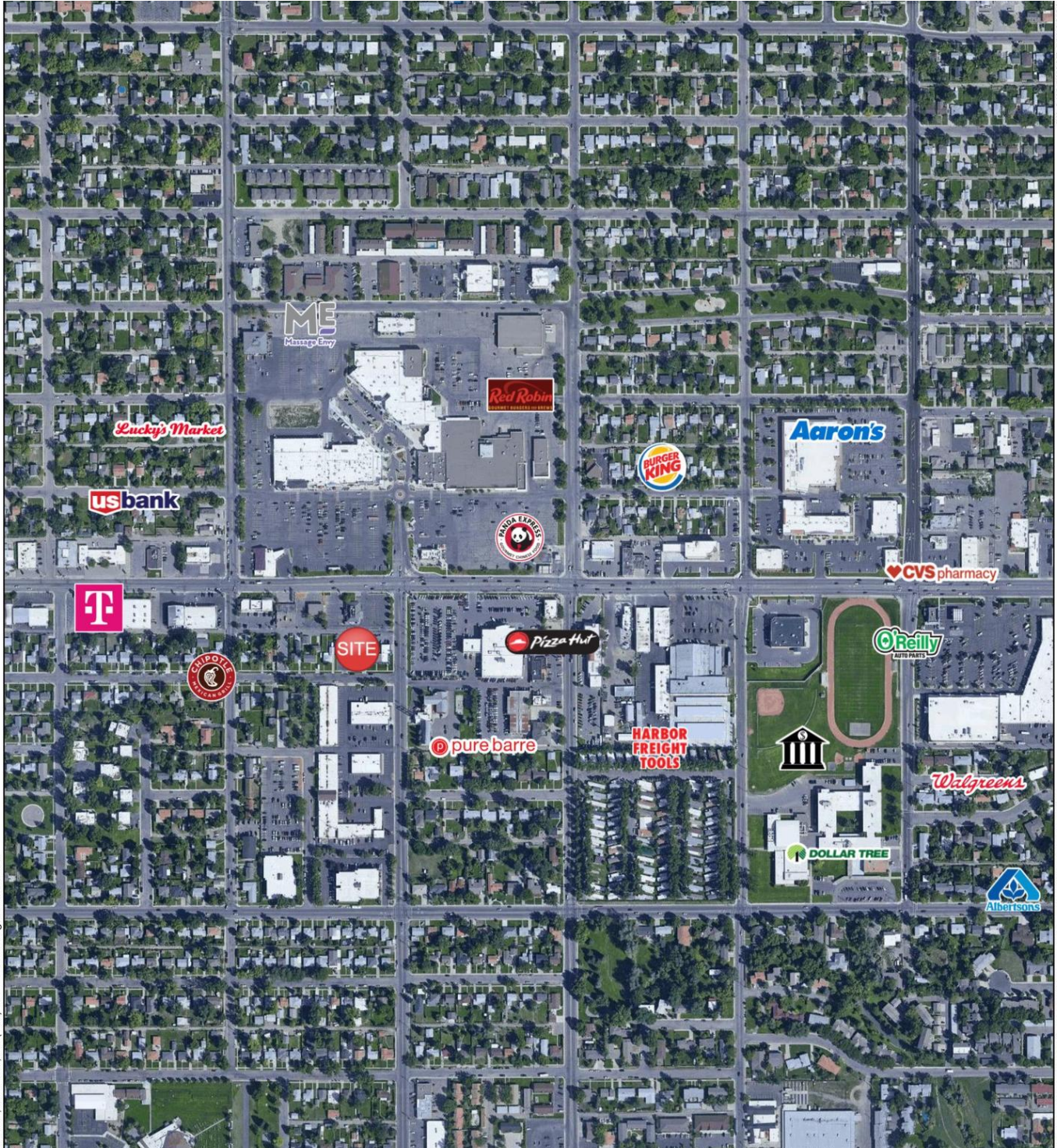
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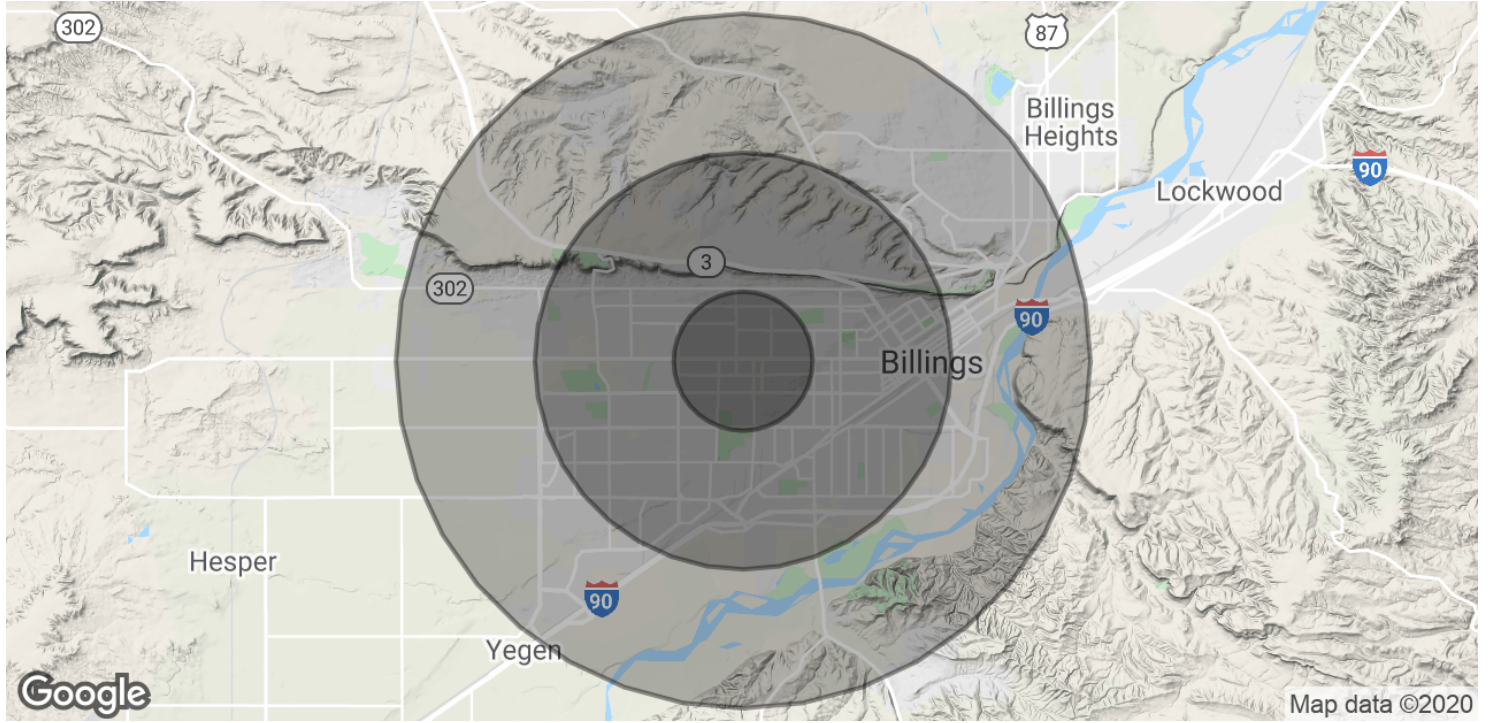
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,938	66,973	110,859
Average age	36.1	37.9	37.8
Average age (Male)	34.1	36.1	36.1
Average age (Female)	40.0	40.8	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,066	29,486	48,360
# of persons per HH	2.1	2.3	2.3
Average HH income	\$51,412	\$58,041	\$57,217
Average house value	\$154,330	\$191,376	\$183,909

\* Demographic data derived from 2010 US Census

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