



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**1219 N 27TH ST - FOR LEASE**

CBCWORLDWIDE.COM



**RETAIL**

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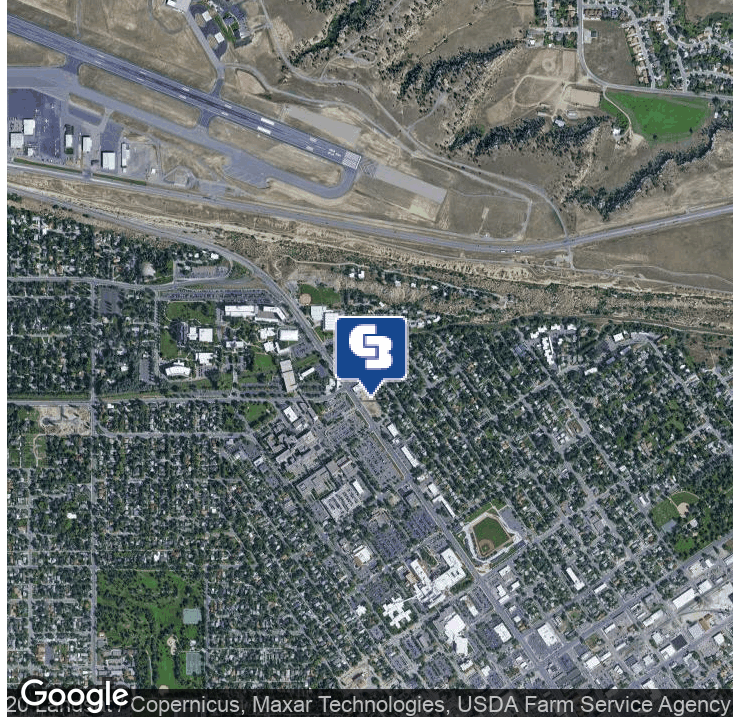
**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



LEASE

# 1219 N 27TH ST

1219 N 27th St, Billings, MT 59101



## OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	Negotiable
Lot Size:	0.54 Acres
Year Built:	2017
Building Size:	4,472 SF
Zoning:	Community Commercial

## PROPERTY OVERVIEW

2,000 SF of Retail Space  
 High visibility on N 27th with 13,000 cars per day  
 Lease rate \$21/SF NNN; NNN = \$5.51/SF (\$4,418/month plus utilities)  
 Zoned Community Commercial  
 Large Pylon Sign

Great retail opportunities with high visibility from N 27th St boasting traffic counts of over 13,000 cars/day and a City Brew next door to help drive traffic.

The 3D virtual tour can be seen here: <https://tinyurl.com/y4skgsgo>

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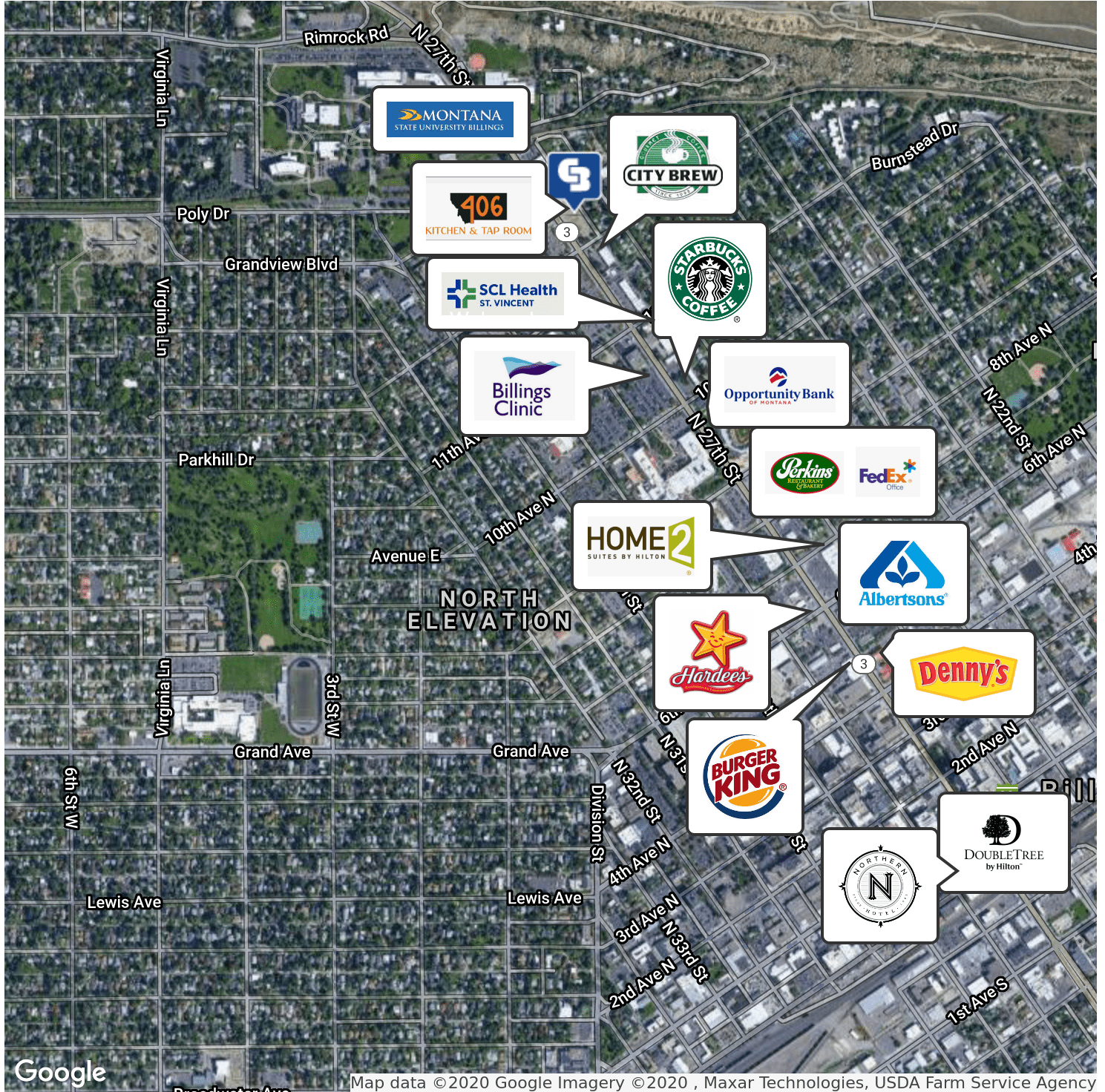




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Google

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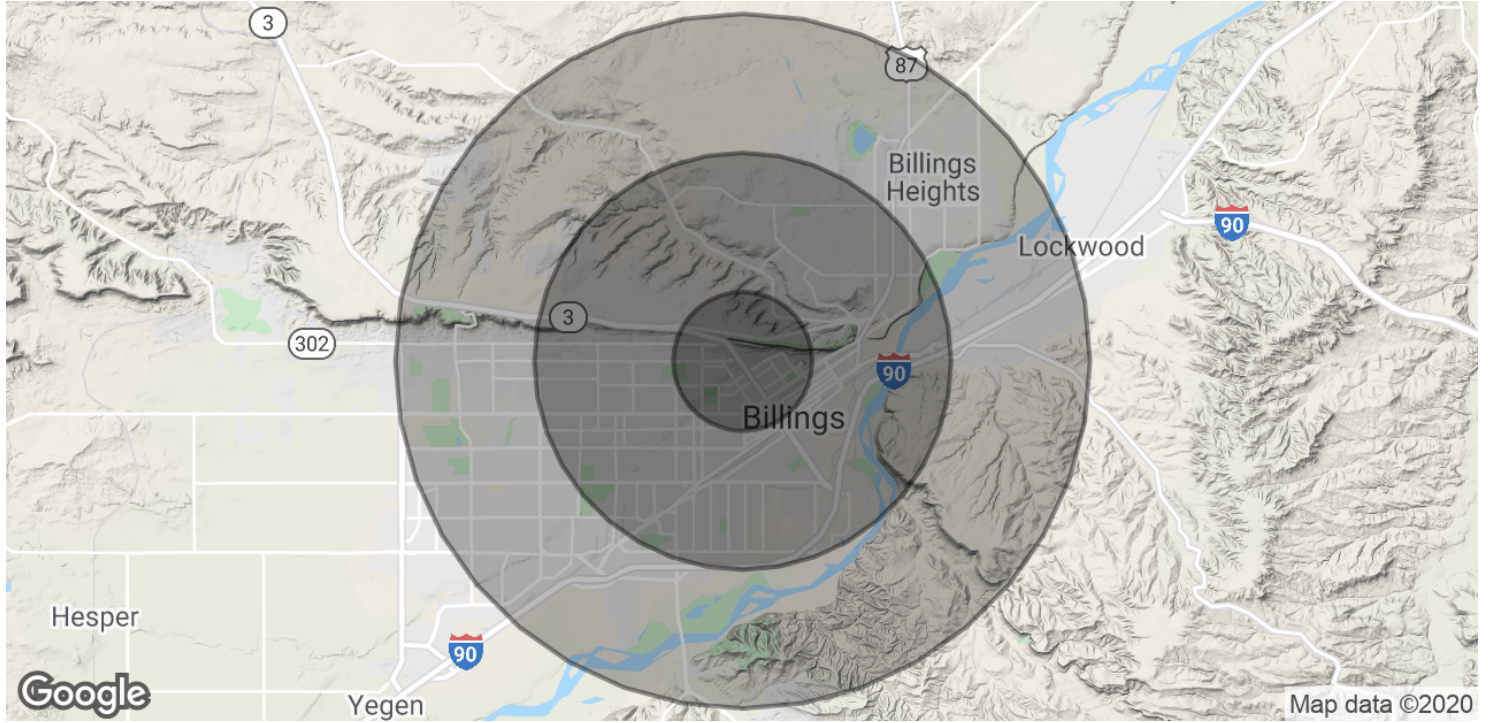
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,358	64,595	105,589
Average age	36.0	34.4	36.5
Average age (Male)	34.6	33.2	35.1
Average age (Female)	37.8	36.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,804	27,591	44,807
# of persons per HH	2.2	2.3	2.4
Average HH income	\$47,397	\$51,947	\$54,954
Average house value	\$230,894	\$158,192	\$168,609

\* Demographic data derived from 2010 US Census

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