



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

71 25TH ST W, SUITE 11

71 25th St W, Suite 11
Billings, MT 59102

AVAILABLE SPACE
1,050 SF

LEASE RATE
\$1,225 per month (+ utilities)

AREA

71 25th St W is an attractive, west end office/retail building with 1,000 to 1,100 suites for lease. Located 1 block west of Central & 24th St W, this office/retail building enjoys close proximity to Hobby Lobby, Rimrock Mall, Winco, CJ's, Target & Albertsons. Pride of ownership comes to mind when looking at this building as all maintenance and upkeep has been meticulously preformed. Tenants enjoy direct, ground level access directly from the parking lot right into their suite.



OFFICE

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

CBCMONTANA.COM



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OFFERING SUMMARY

Available SF:	1,050 SF
Lease Rate:	\$1,225 per month (+ utilities)
Lot Size:	0.8 Acres
Year Built:	1983
Building Size:	12,600 SF
Zoning:	Community Commercial

PROPERTY OVERVIEW

- *1,050 SF Office/Retail Space for Lease
- *1,225/mo + Utilities
- *Reception Area
- *1 Private Office
- *1 Large Office or Conference Room
- *Private Bathroom
- *Zoned Community Commercial
- *Abundant Parking
- \$11.50 SF/YR with NNN of \$2.51 SF/YR

OTHER RESOURCES

[See 3D Tour HERE](#)

CBCMONTANA.COM

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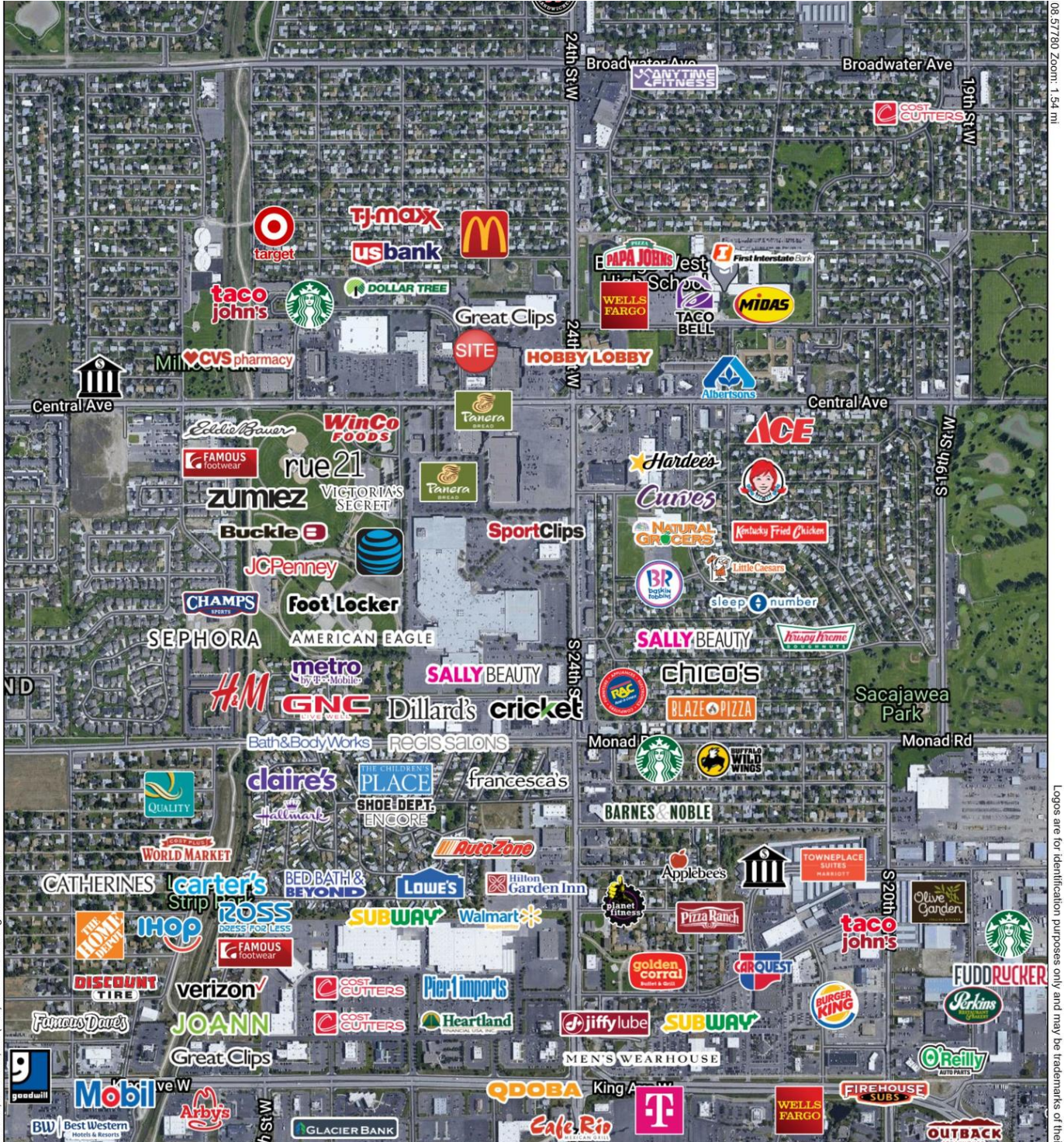
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