



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE



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CBCWORLDWIDE.COM

9000 Quest Avenue
Billings, MT 59101

AVAILABLE SPACE
3,000 SF

LEASE RATE
\$1,500.00/month plus utilities



INDUSTRIAL

Kyle Schlichenmayer
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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



LEASE



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$1,500.00/month

Lot Size: 2 Acres

Year Built: 2004

Zoning: Unzoned

PROPERTY OVERVIEW

West End Shop space for lease

3,000 SF space has private restroom and is \$1,500/month plus utilities

Space is fully insulated with radiant floor heat

9' OH door with 12' sidewalls

Has potential for additional yard space

Built in 2004

Unzoned

Located just off South Frontage road just 1 mile from 56th St W and 2.7 miles from Zoo Drive

No medical marijuana or animal related businesses allowed

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EXTERIOR

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3,000 SF SPACE

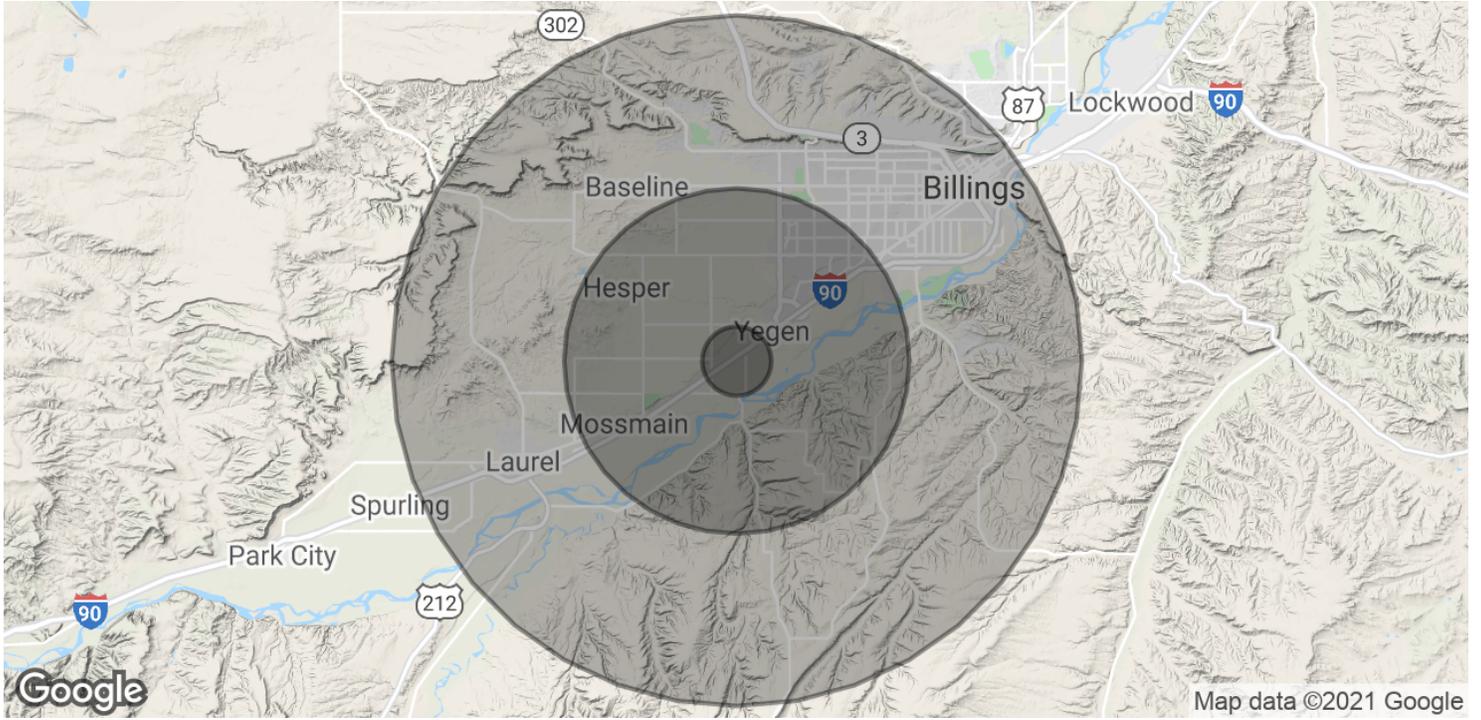
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	15,306	100,982
Average age	38.8	36.9	38.6
Average age (Male)	39.9	35.1	37.1
Average age (Female)	37.3	37.2	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	7,169	43,838
# of persons per HH	2.7	2.1	2.3
Average HH income	\$77,934	\$55,344	\$64,473
Average house value	\$264,842	\$179,546	\$215,202

* Demographic data derived from 2010 US Census

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