



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## 71 25TH ST W, SUITE 1

71 25th St W  
Billings, MT 59102

AVAILABLE SPACE  
1,014 SF

LEASE RATE  
\$1,085.00 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.



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### OFFICE

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



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## OFFERING SUMMARY

Available SF:	1,014 SF
Lease Rate:	\$1,085.00 per month (+ utilities)
Lot Size:	0.8 Acres
Year Built:	1983
Building Size:	12,600 SF
Zoning:	Community Commercial

## PROPERTY OVERVIEW

- \*1,014 SF Office/Retail Space for Lease
- \*1,085/mo + Utilities
- \*Reception/Retail Area
- \*1 Private Office
- \*Kitchenette/Break Room
- \*Additional Open Area For Desks, Storage or Meeting Space
- \*Private Bathroom
- \*Zoned Community Commercial
- \*Abundant Parking

## OTHER RESOURCES

[See 3D Tour HERE](#)

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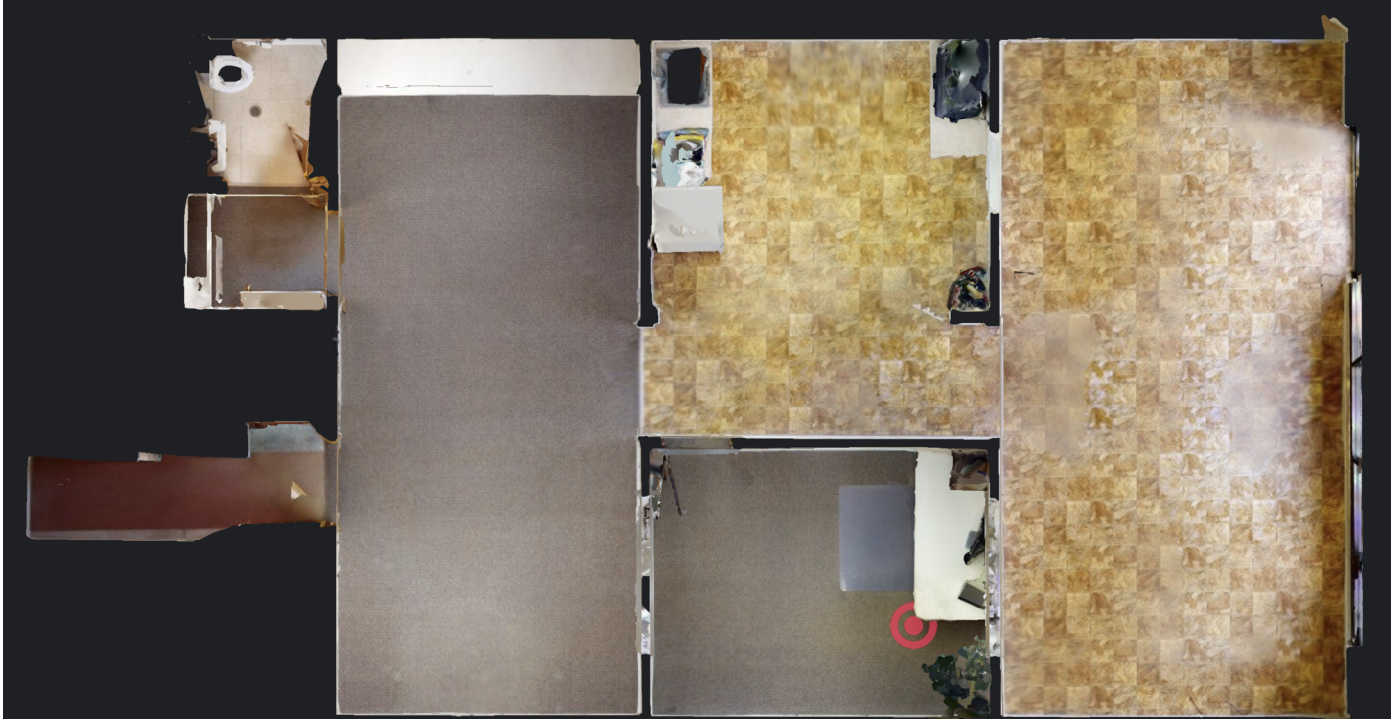
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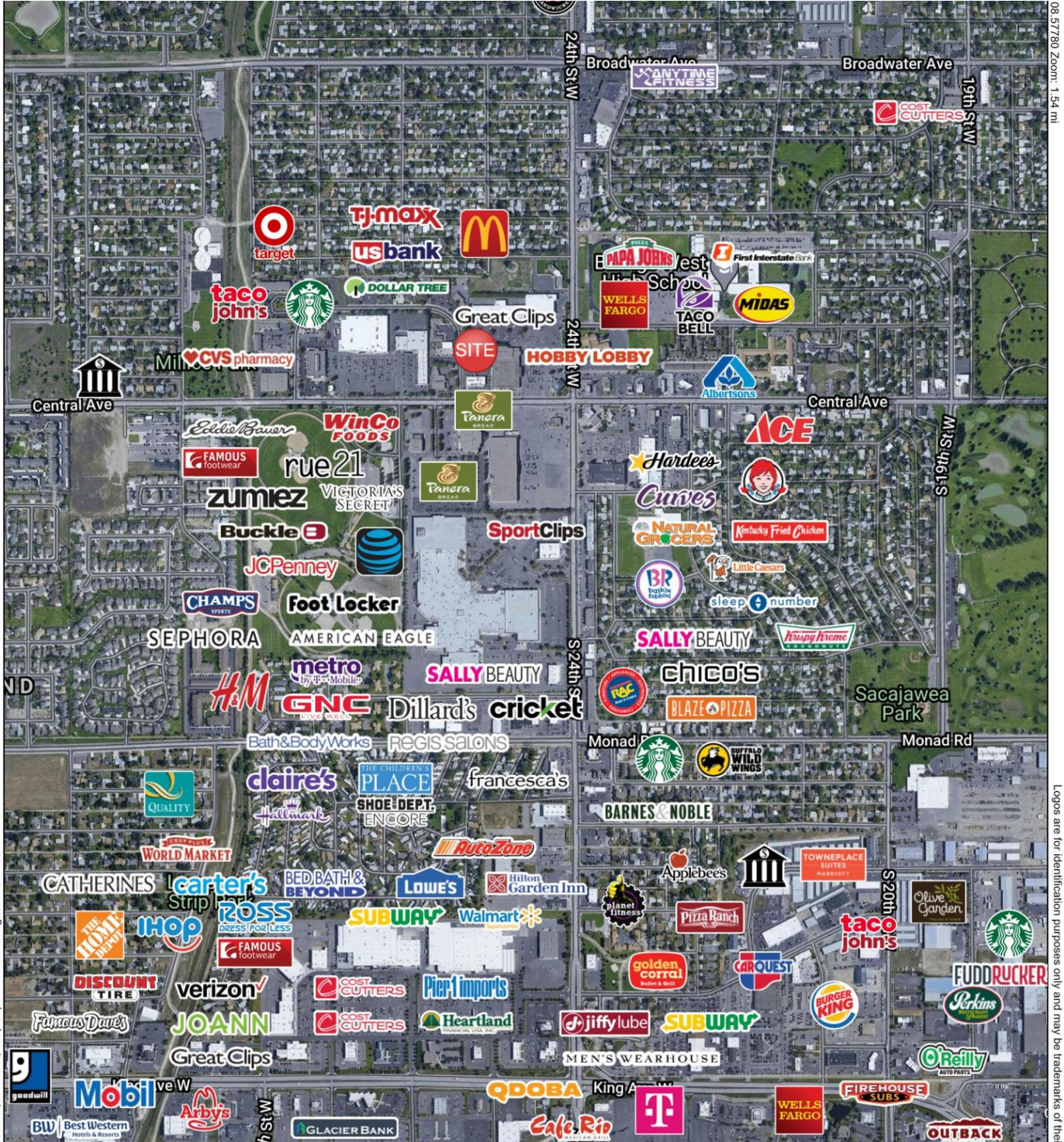
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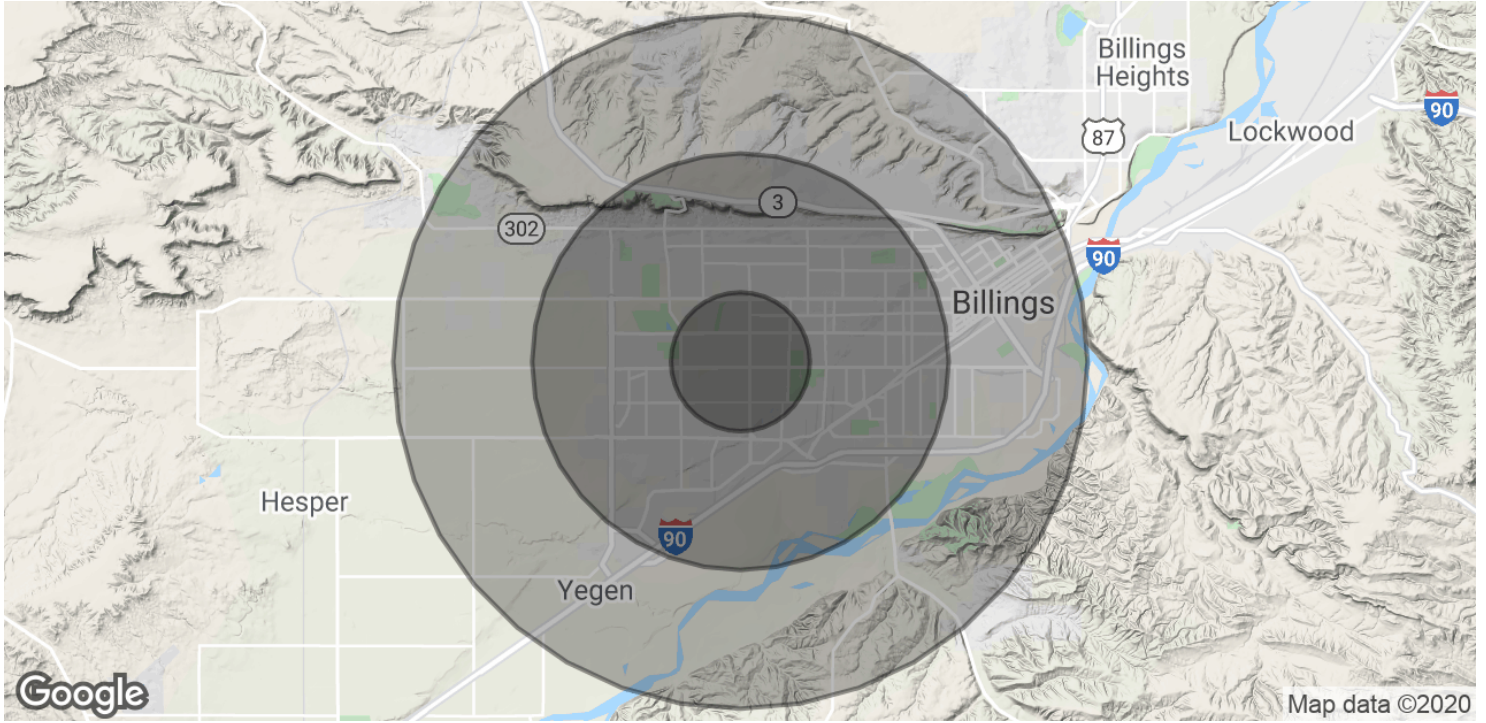
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,127	64,083	96,226
Average age	39.5	39.9	38.4
Average age (Male)	36.6	37.5	36.5
Average age (Female)	41.7	42.1	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,057	28,779	42,426
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,194	\$59,302	\$59,360
Average house value	\$160,061	\$190,642	\$195,485

\* Demographic data derived from 2010 US Census

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