



**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  
\$1,225.00 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.



### OFFICE

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

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### OFFERING SUMMARY

Available SF: 1,050 SF

Lease Rate: \$1,225.00 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

### OTHER RESOURCES

[See 3D Tour HERE](#)

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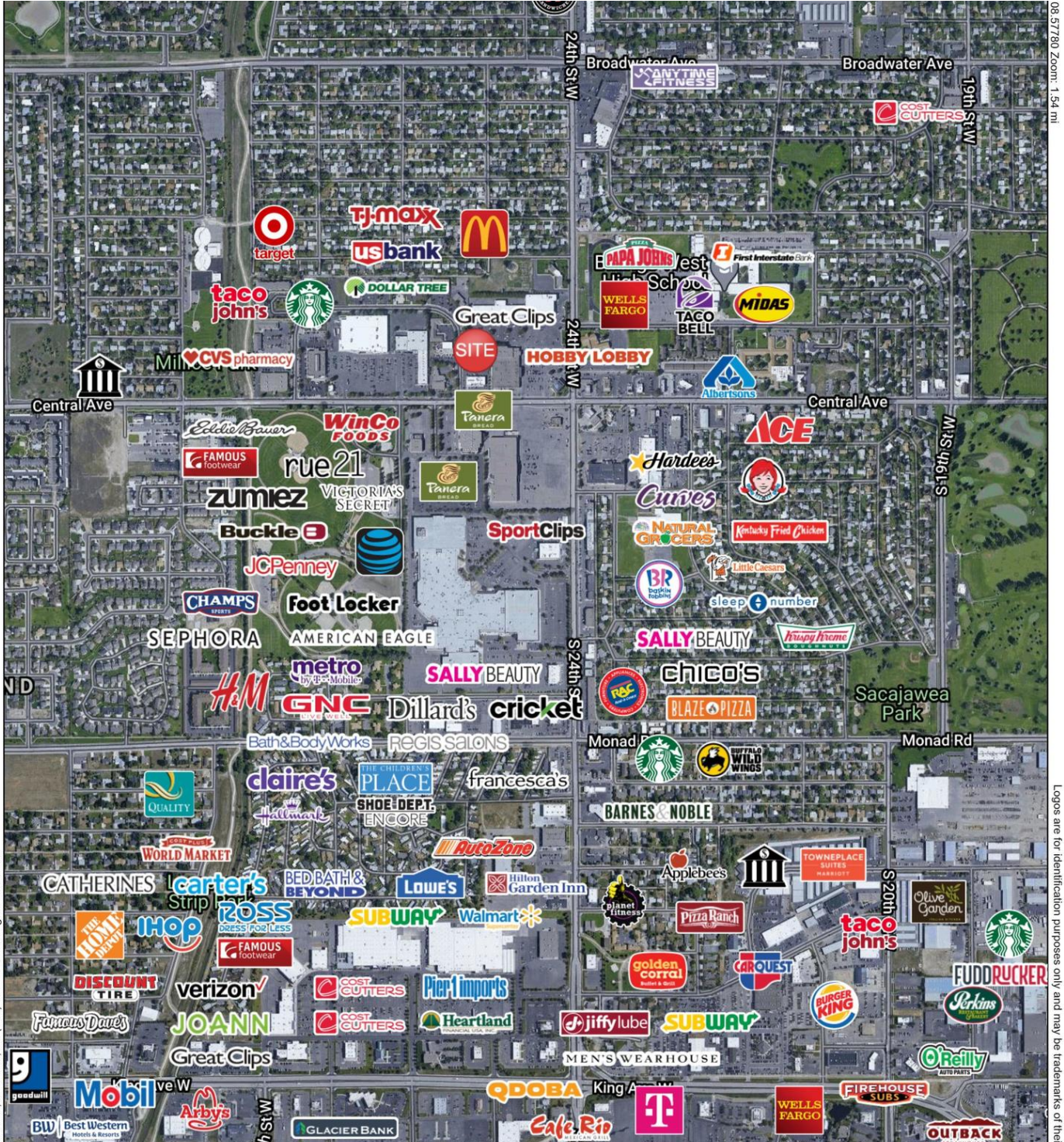
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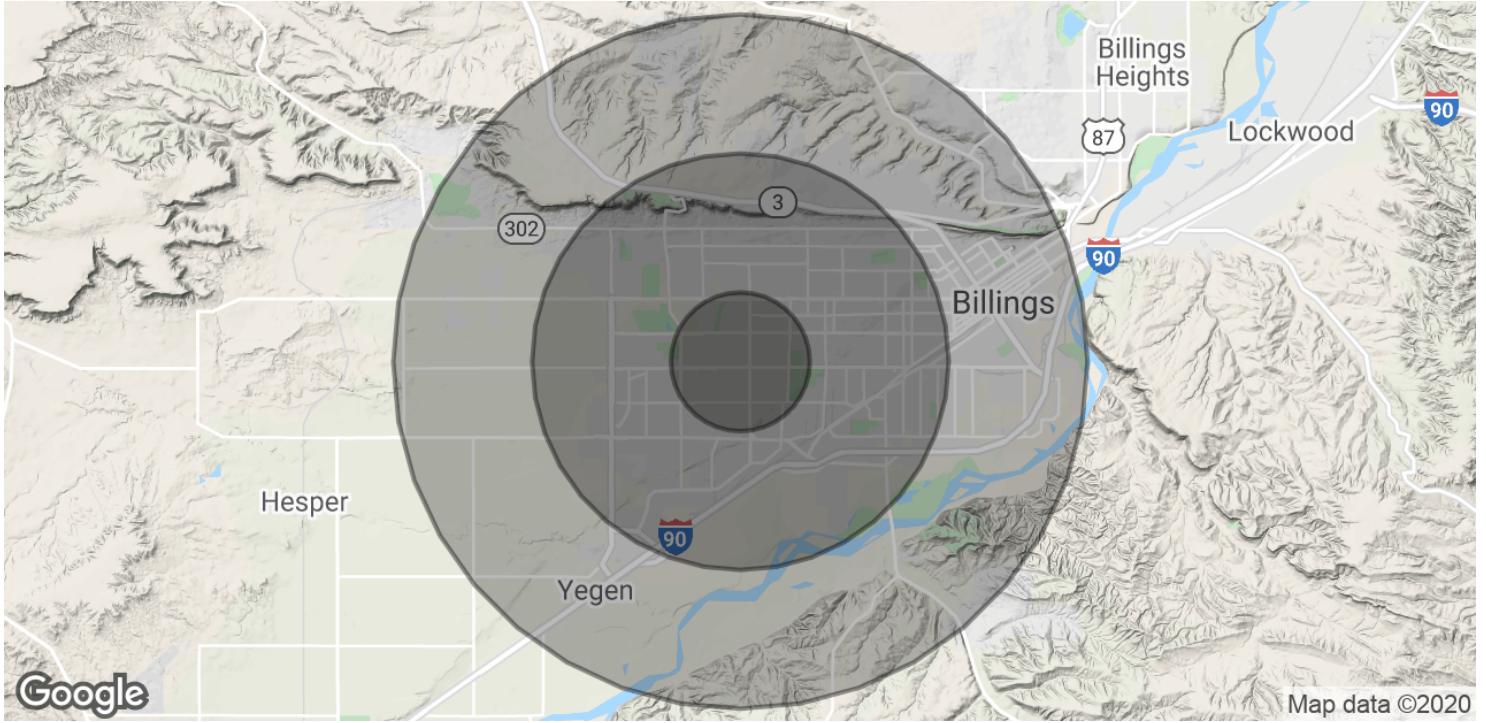
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,127     | 64,083    | 96,226    |
| Average age          | 39.5      | 39.9      | 38.4      |
| Average 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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