



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

71 25TH ST W, SUITE 5

71 25th St W, Suite 5
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.



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OFFICE

Brian Williams
406 930 1750
brian@cbcmontana.com

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

David Mitchell
406 794 3404
d@cbcmontana.com

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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: CMU1-Corridor Mixed Use 1

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Brian Williams | 406.930.1750 | brian@cbcmontana.com
Nathan Matelich | 406.781.6889 | nathan@cbcmontana.com
David Mitchell | 406.794.3404 | d@cbcmontana.com

PROPERTY OVERVIEW

*1,050 SF Office/Retail Space for Lease

*1,225/mo + Utilities

*Large Retail, Office or Meeting Area

*Private Office or Back Storage Area

*Private Bathroom

*Zoned CMU1-Corridor Mixed Use 1

*Abundant Parking

OTHER RESOURCES

[See 3D Tour HERE](#)



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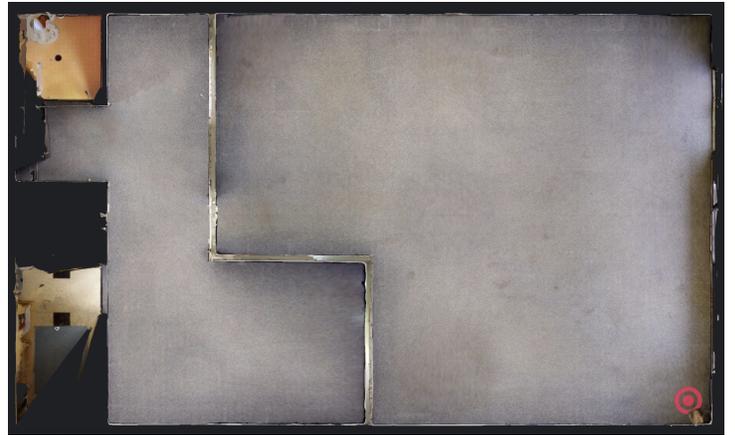
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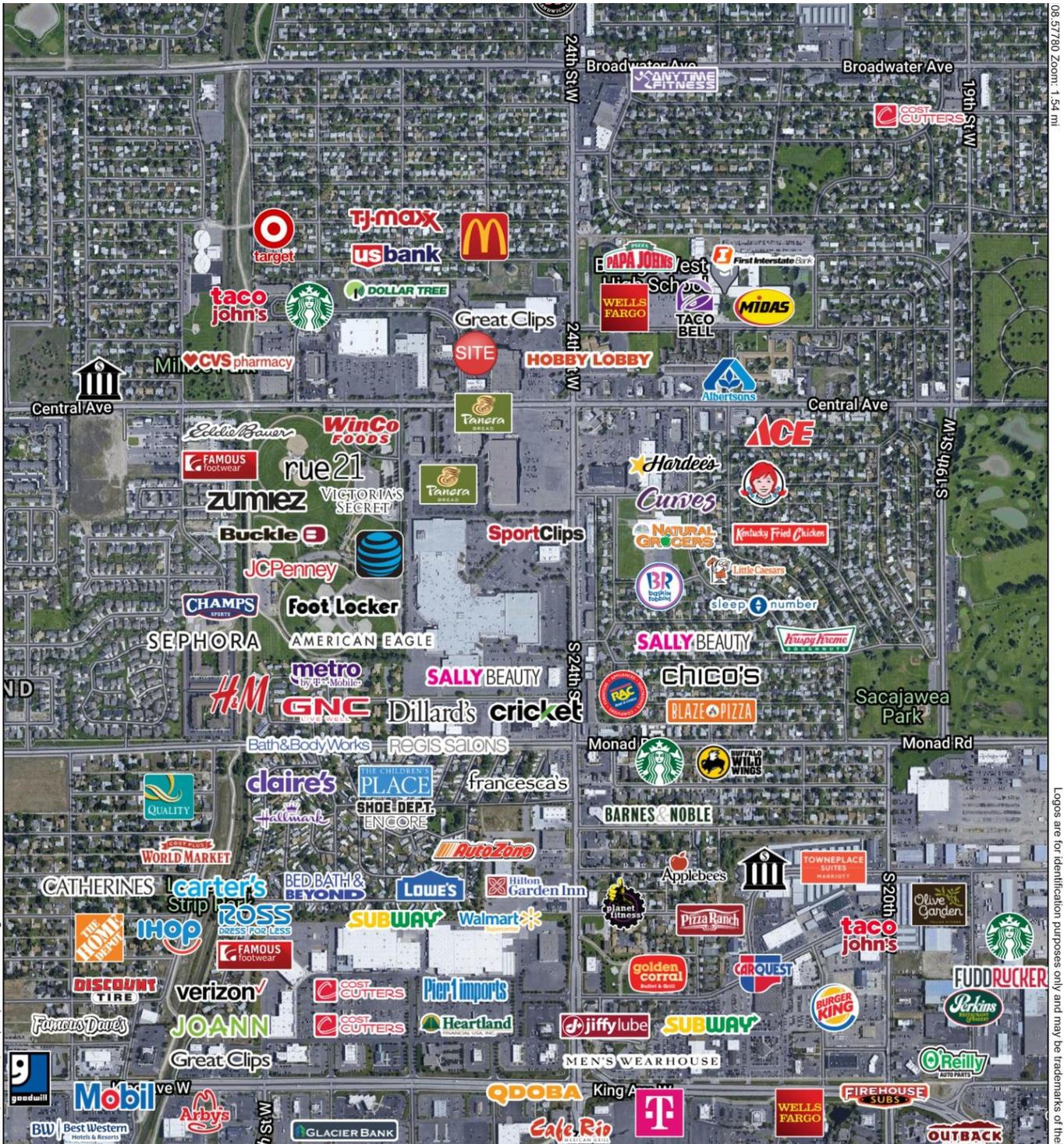
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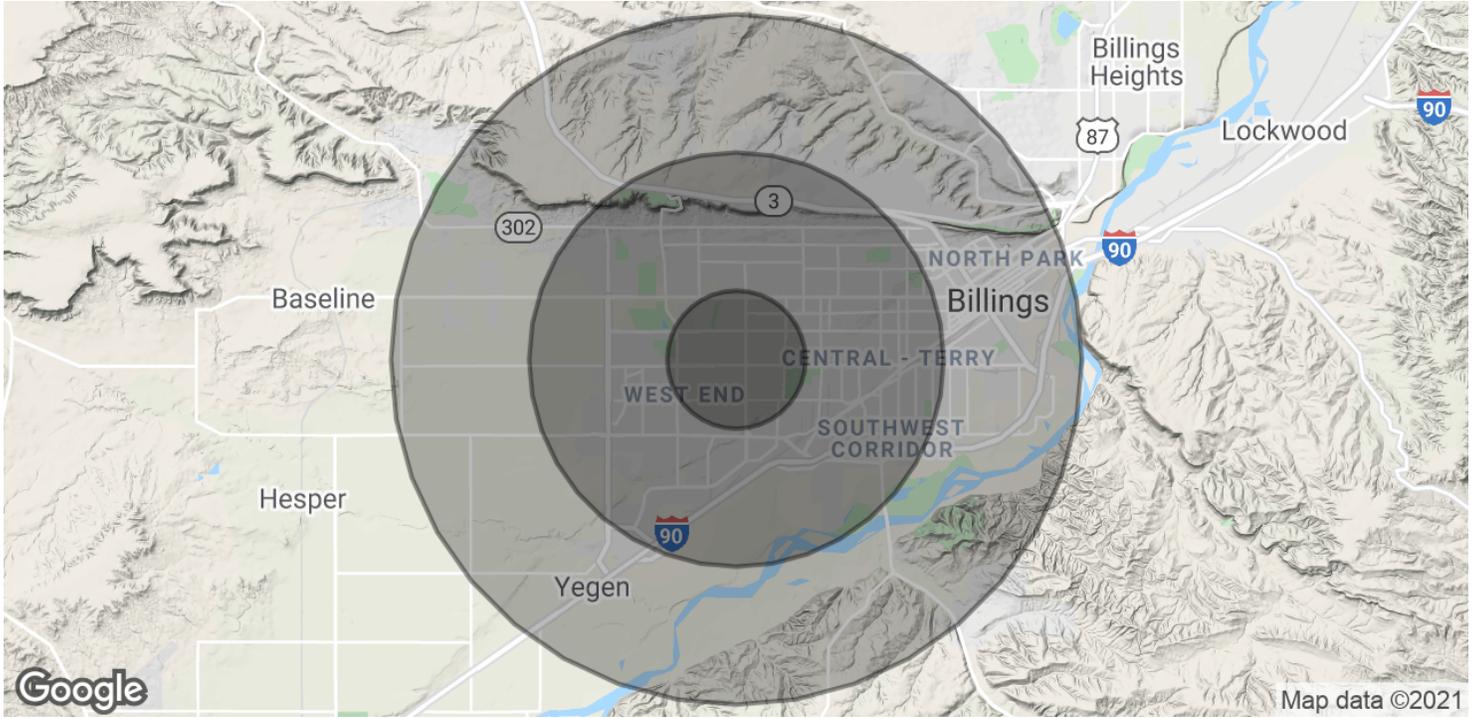
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,127	64,083	96,226
Average age	39.5	39.9	38.4
Average age (Male)	36.6	37.5	36.5
Average age (Female)	41.7	42.1	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,057	28,779	42,426
# 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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