



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**SALE / LEASE**

CBCMONTANA.COM

## 2800 CENTRAL AVE

Billings, MT 59102

### AVAILABLE SPACE

2,911 SF

ASKING PRICE: \$599,000

LEASE RATE: \$4,215.00 per month (+ utilities)

### AREA

2800 Central Ave is a professional office complex in a convenient location. Previous tenants included professional office, real estate and medical tenants.

### VIRTUAL 3-D TOUR OF PROPERTY

[Click Here](#)



### OFFICE

Nathan Matelich  
Broker/Owner  
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1215 24th Street, Suite 240, Billings, MT 59102  
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## OFFERING SUMMARY

Sale Price	\$599,000
Available SF:	2,911 SF
Lease Rate:	\$4,215 per month (+ utilities)
Lot Size:	4.43 Acres
Year Built:	2003
Building Size:	8,677 SF
Zoning:	Residential Professional

## PROPERTY OVERVIEW

2800 Central Ave, Suite A, Billings, MT  
2,911 SF West End Office Space for Sale or Lease

## PROPERTY HIGHLIGHTS

- 2,911 SF professional office space
- Large reception area
- 3 large offices
- Conference room
- Copy room
- Large upstairs open area with kitchenette
- Outdoor patio space
- Custom cabinetry and high end finishes throughout
- Rent = \$12.80 PSF NNN
- NNN = \$4.57 PSF

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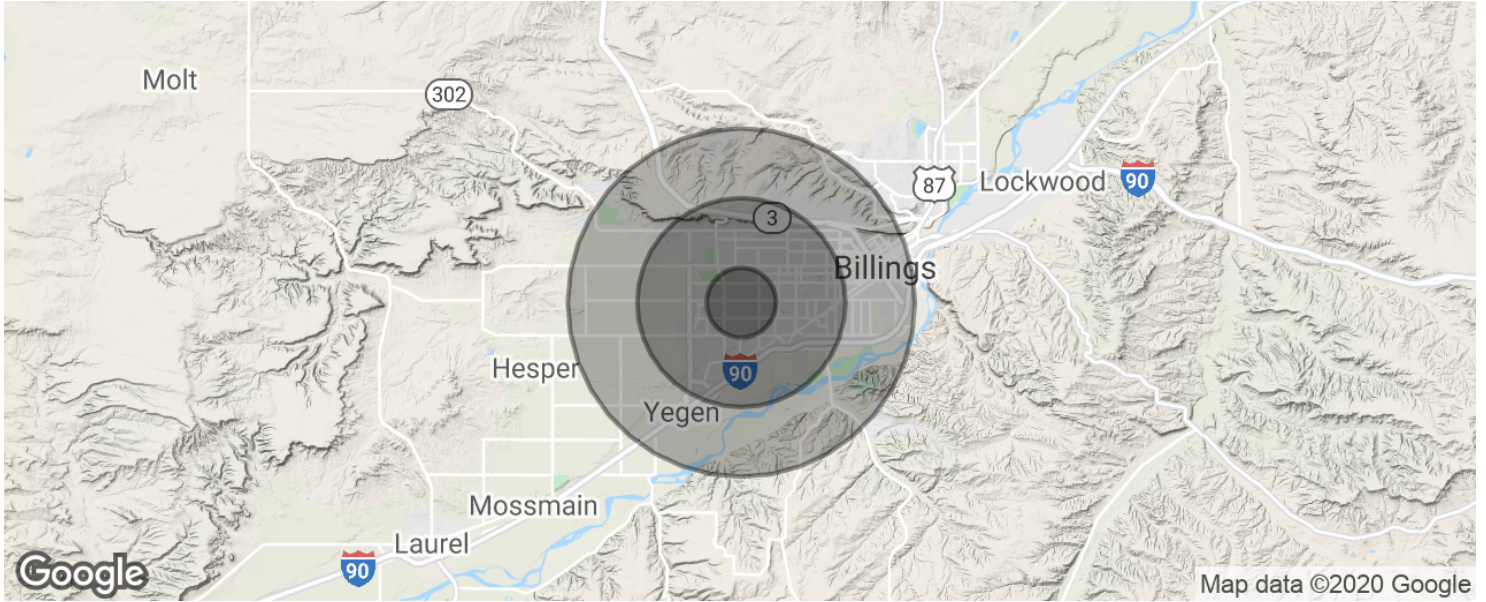
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,553	58,009	91,244
Median age	38.5	40.8	38.7
Median age (Male)	35.3	38.5	36.7
Median age (Female)	40.3	42.6	40.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,877	26,063	40,261
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,124	\$60,720	\$61,022
Average house value	\$156,501	\$194,793	\$200,133

\* Demographic data derived from 2010 US Census

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