



**COLDWELL
BANKER
COMMERCIAL**

CBS

SALE / LEASE

CBCMONTANA.COM

2800 CENTRAL AVE

Billings, MT 59102

AVAILABLE SPACE

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

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OFFICE

Nathan Matelich
Broker/Owner
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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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:	NO - Neighborhood Office

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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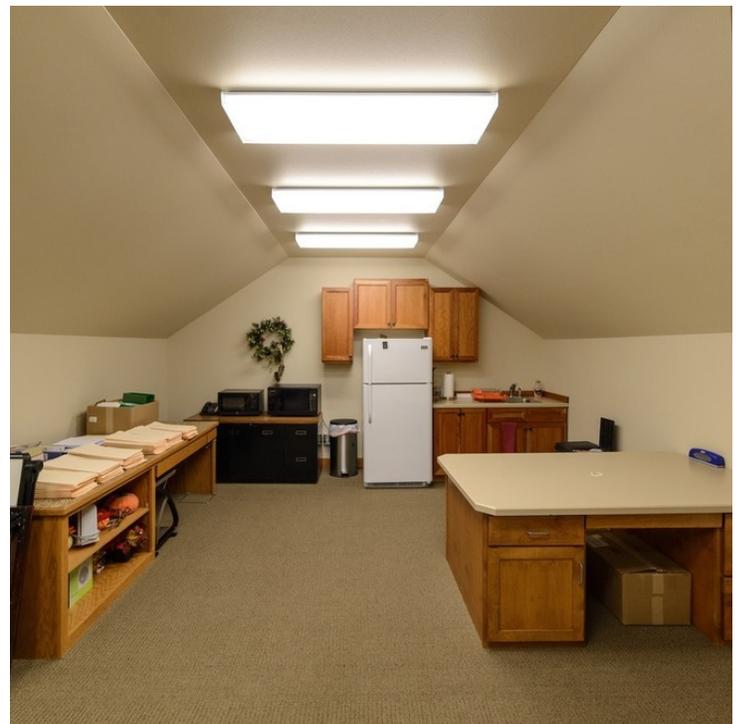
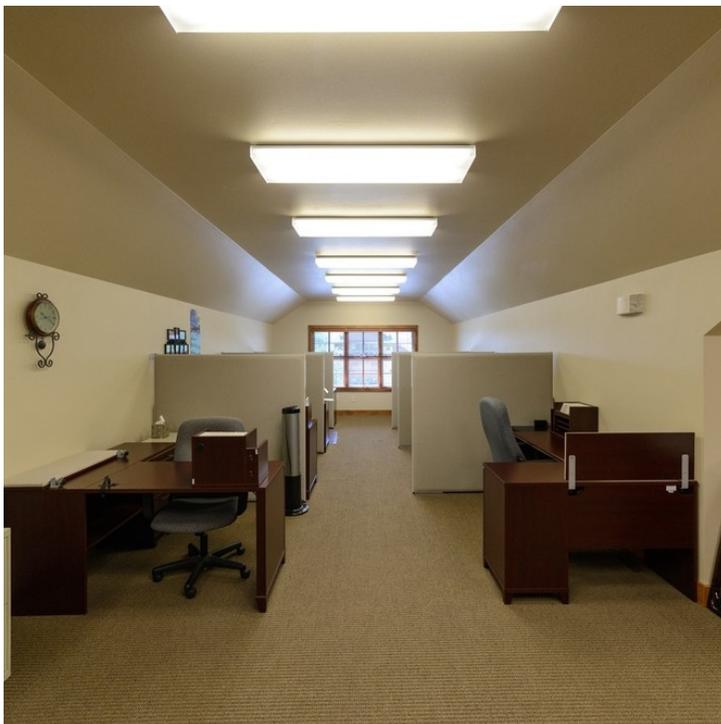
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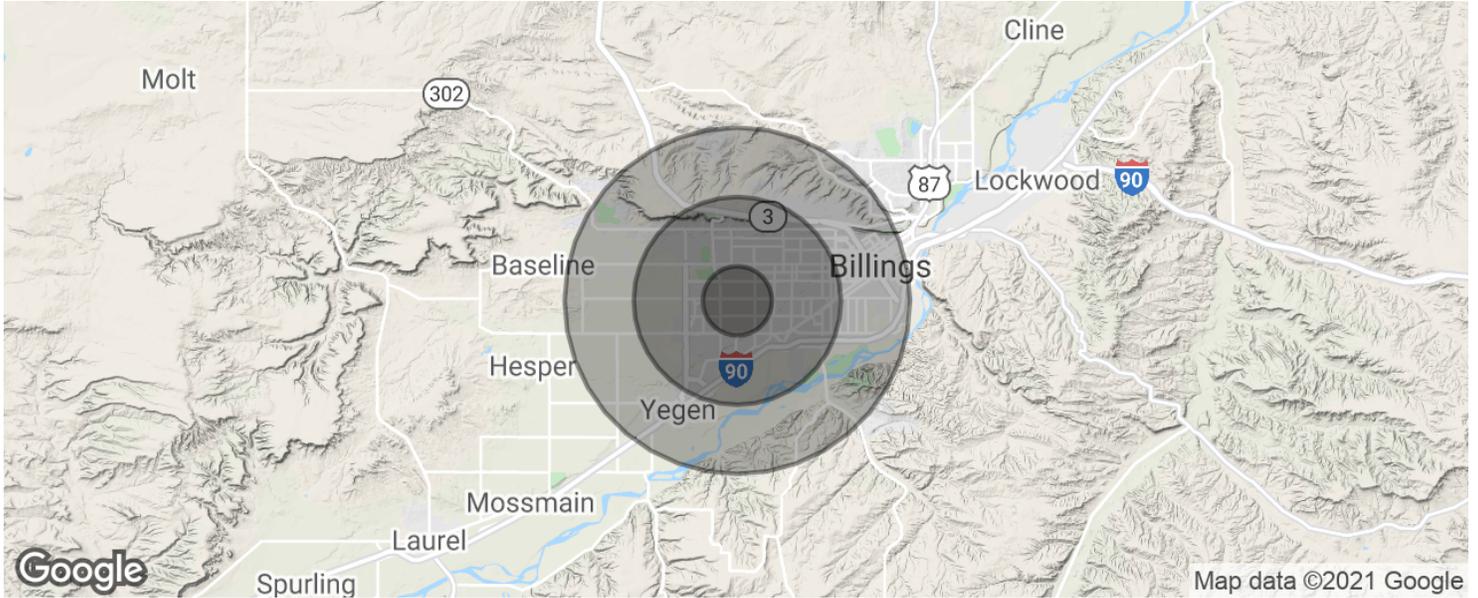
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,553	58,009	91,244
Median age	38.5	40.8	38.7
Median age (Male)	35.3	38.5	36.7
Median age (Female)	40.3	42.6	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,877	26,063	40,261
# of 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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