



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1111 6TH AVENUE NORTH

Billings, MT 59101

AVAILABLE SPACE

7,550 SF

ASKING PRICE

\$265,000

AREA

Property is located within city limits. Traffic flows from the Heights into a very significant funnel towards many new developments in the East Billings Urban Revitalization District. Property has excellent signage opportunity.



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INDUSTRIAL

Shaylee Green

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



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OFFERING SUMMARY

Sale Price:	\$265,000
Lot Size:	1.0 Acres
Year Built:	1953
Building Size:	7,550 SF
Zoning:	East Billings Central Works
Price / SF:	\$35.10

PROPERTY OVERVIEW

- Taxes - \$5352
- Traffic Count - 18,000 +/- day
- Paint booth with venting
- Bathroom with septic recently remodeled.
- Public water
- 4 - OH Doors, 14 ft tall
- Remodeled office area
- Floor drain
- Gas Furnaces
- Multiple OH doors and access from both ends of the property allows multiple tenant investment opportunity.
- Seller would like to lease back with \$2,000 month lease for the gym he owns inside 1/2 of the space.

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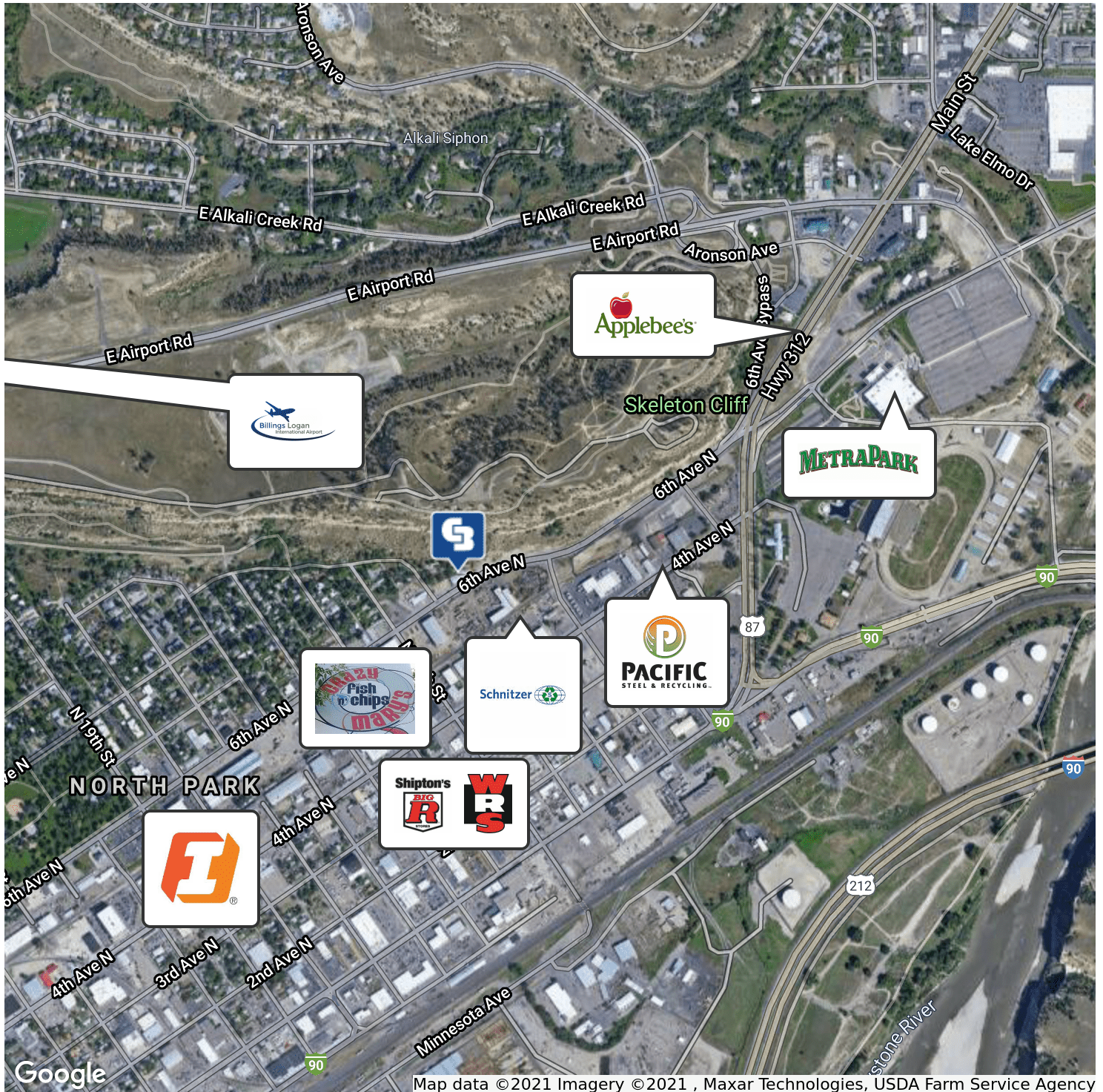
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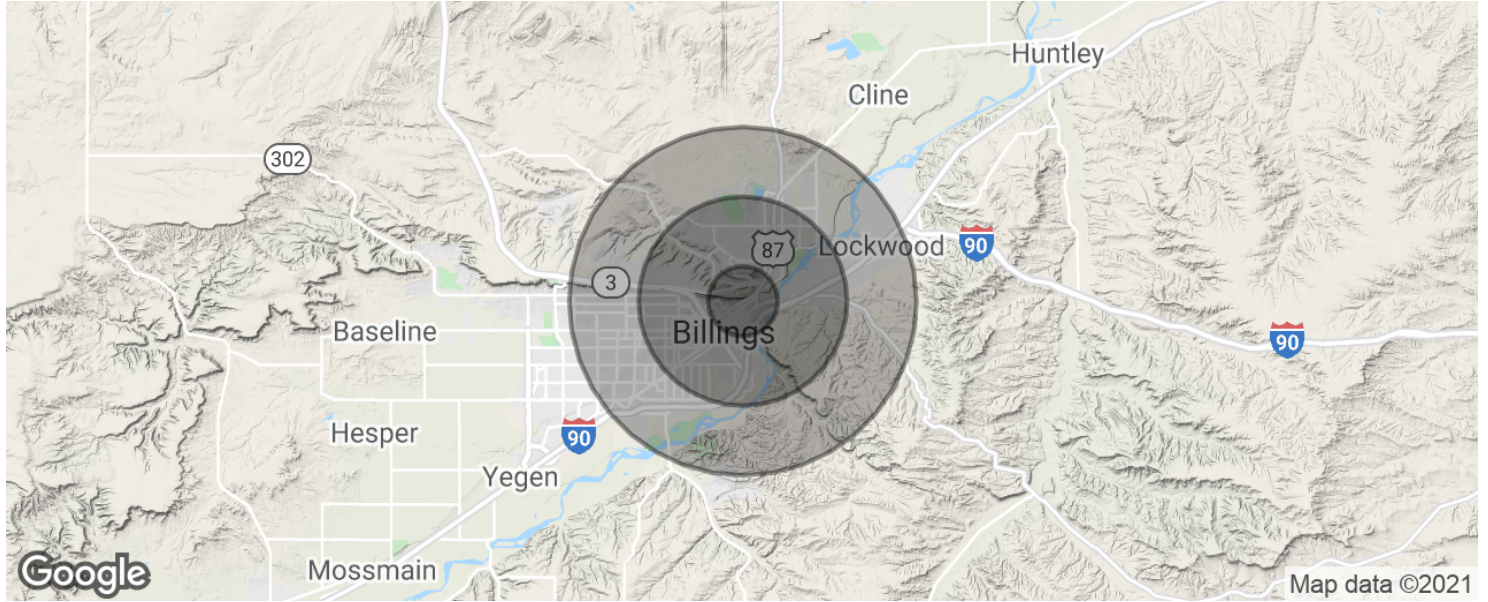


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,889	50,093	91,851
Median age	36.2	35.3	35.2
Median age (Male)	36.7	34.3	33.7
Median age (Female)	35.0	36.4	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,175	20,992	38,581
# of persons per HH	2.2	2.4	2.4
Average HH income	\$41,570	\$51,165	\$52,841
Average house value	\$96,720	\$151,754	\$156,011

* Demographic data derived from 2010 US Census

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