



**COLDWELL
BANKER
COMMERCIAL**

CBS

2905 MONTANA AVE

Billings, MT 59101

AVAILABLE SPACE

2,628 SF

LEASE RATE

\$2,654.00 per month (+ utilities)



FOR LEASE

CBCMONTANA.COM

RETAIL

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1215 24th Street, Suite 240, Billings, MT 59102
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OFFERING SUMMARY

Available SF: 2,628 SF

Lease Rate: \$2,654.00 per month (+ utilities)

Lot Size: 3,250 SF

Zoning: Central Business District

PROPERTY OVERVIEW

- *2,628 SF Retail Space for Lease
- *\$2,654/mo + Utilities
- *Newly Remodeled (2015) Downtown Retail Building in Historic Montana Ave District
- *Open Floor Plan With a Modern Industrial Feel & Pressed Tin Ceilings
- *2 ADA Restrooms
- *Fenced Back Patio Can Be Used for Outdoor Seating or Parking
- *New Electrical, Plumbing & HVAC
- *Fully Sprinkled Building
- *All New Windows & Insulation
- *1 Block Away From Parking Garage
- *10 PSF Base Rent + \$2.19 PSF NNN = \$2,654/mo

LOCATION OVERVIEW

2905 Montana Ave is a newly remodeled historic Montana Ave retail building that was previously used as an event center. With an open floor plan, the options are endless -- traditional retail, open gallery, event center or office space for a technology company with collaborative space. With all new finishes, this space is move in ready and welcomes any business that wants to be in the heart of downtown.

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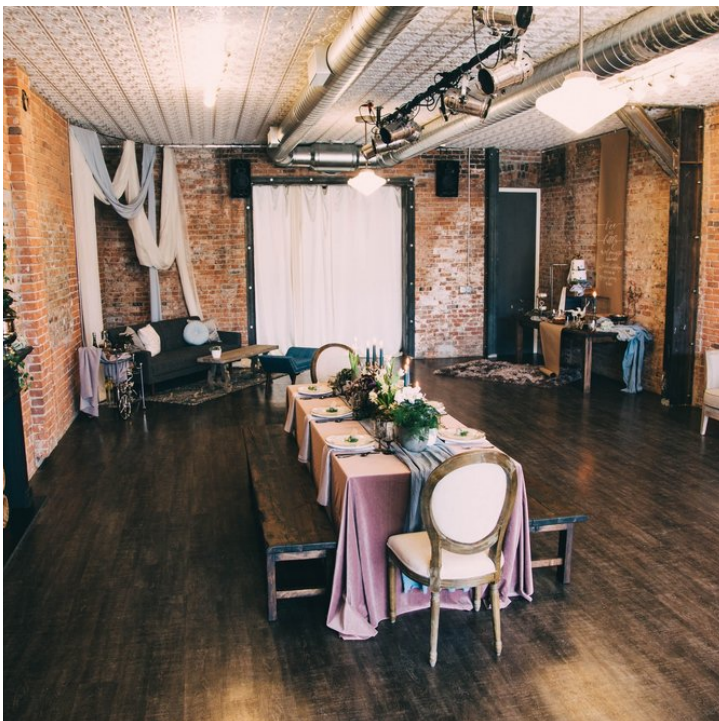
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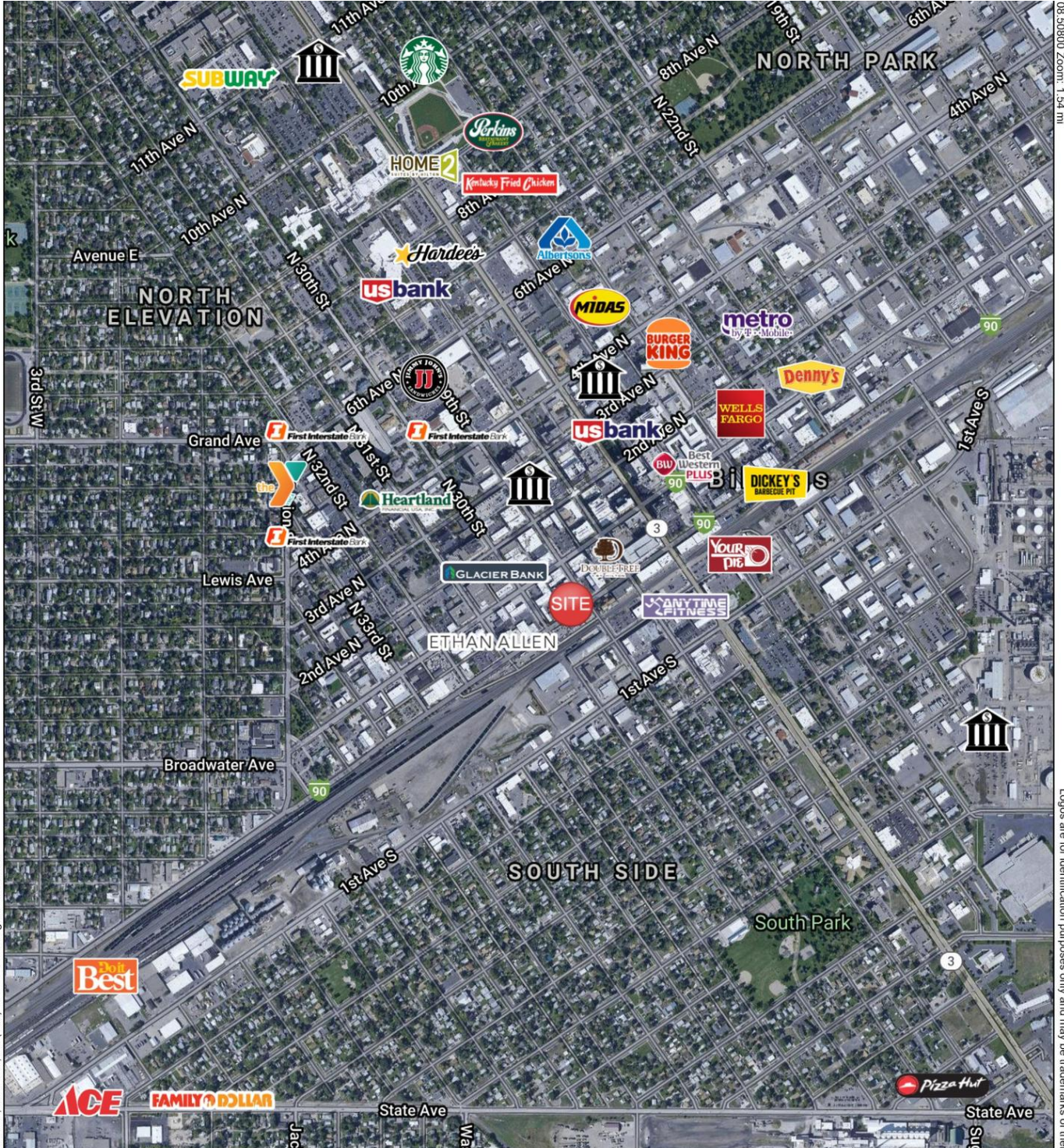
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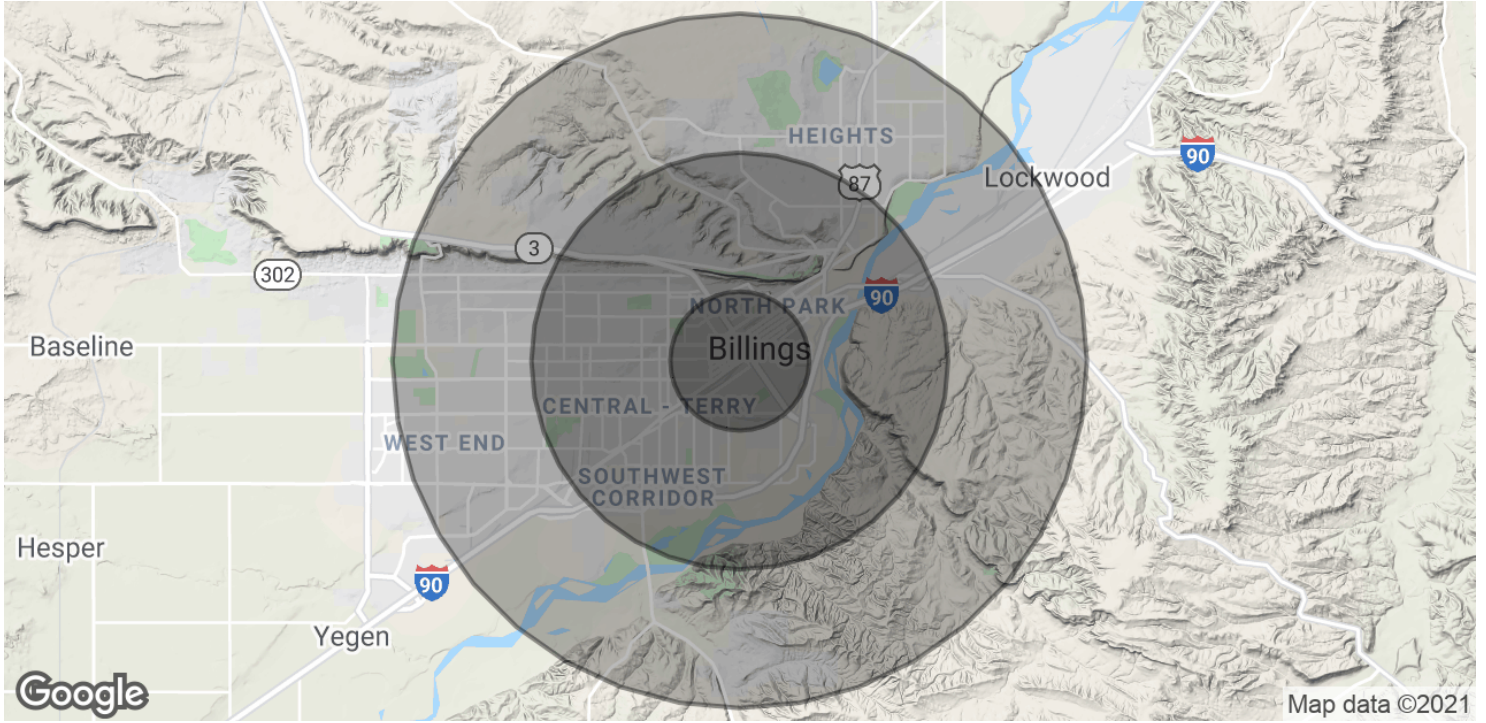
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,192	56,441	100,124
Average age	34.9	34.3	36.0
Average age (Male)	34.7	33.3	34.6
Average age (Female)	34.6	36.3	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,064	24,118	42,424
# of persons per HH	2.3	2.3	2.4
Average HH income	\$40,378	\$49,530	\$54,209
Average house value	\$170,177	\$149,968	\$163,220

* Demographic data derived from 2010 US Census

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