



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE



CBCMONTANA.COM

455 S. 24TH ST. W.



OFFICE BUILDING

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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



455 S. 24TH ST. W.

Billings, MT 59102

LEASE



OFFERING SUMMARY

Available SF: 3,848 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 31,637 SF

Year Built: 1980

Renovated: 2000

Zoning: Corridor Mixed-Use 1

PROPERTY OVERVIEW

- Prime opportunity in a high visibility location
- Over 17,000 cars/day on 24th St W
- Class A Office Space - Currently setup as a bank with drive-through
- Ample off-street parking with 17 total spaces on property and additional off street parking available
- For lease at \$18/SF NNN
- Available July/August 2021

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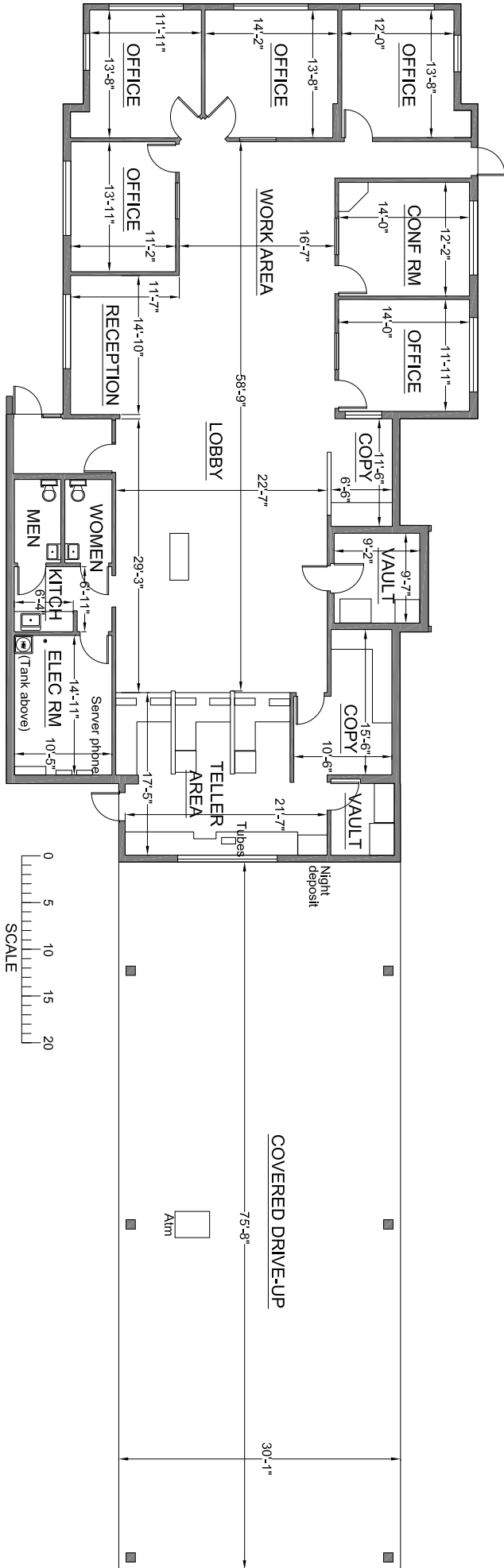


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S. 24th Street

BILLINGS, MT BRANCH 073

Parking



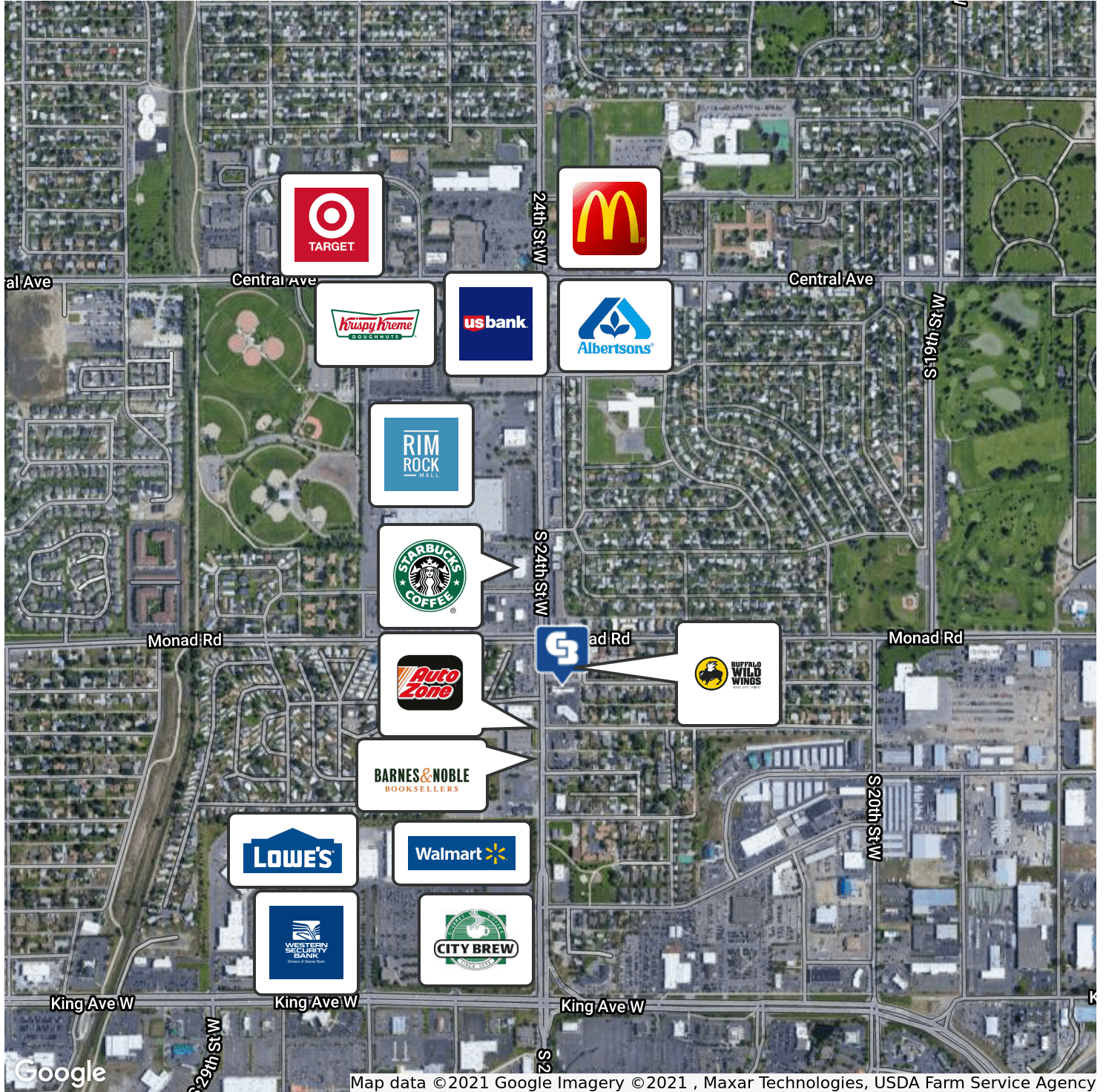
COVERED DRIVE-UP



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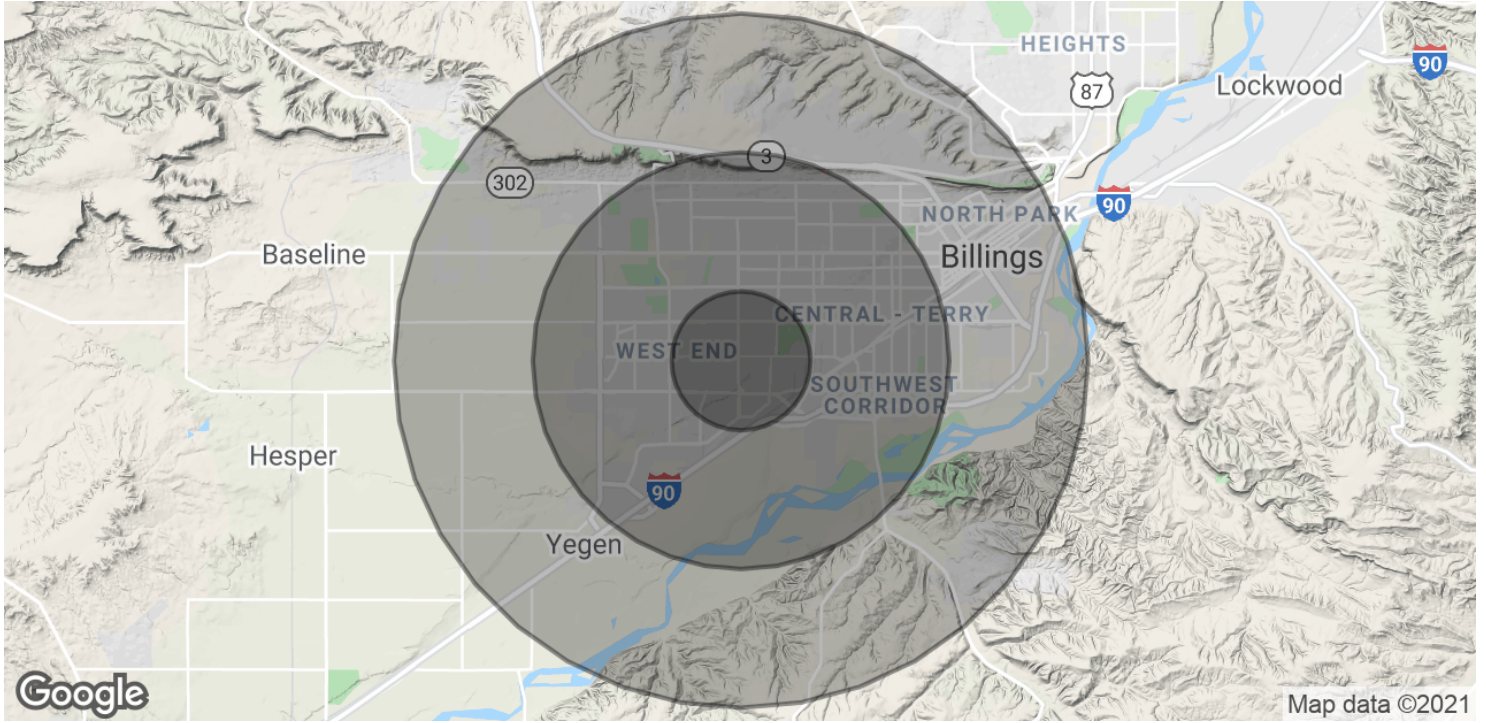
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,520	59,838	98,065
Average age	38.9	39.2	38.4
Average age (Male)	37.1	37.0	36.4
Average age (Female)	40.9	41.3	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,345	27,097	43,279
# of persons per HH	2.4	2.2	2.3
Average HH income	\$57,532	\$57,473	\$58,470
Average house value	\$164,230	\$181,588	\$192,007

* Demographic data derived from 2010 US Census

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