



**COLDWELL
BANKER
COMMERCIAL**

CBS

1710 1ST AVE N

Billings, MT 59101

AVAILABLE SPACE
1,500 SF

ASKING PRICE
\$199,000



FOR SALE

CBCMONTANA.COM

OFFICE

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



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SALE



OFFERING SUMMARY

Sale Price: \$199,000

Lot Size: 2,250 SF

Building Size: 1,500 SF

Zoning: EB_CW-East Billings
Central Works

Price / SF: \$132.67

PROPERTY OVERVIEW

- *1,500 Shop with Recently Remodeled Office Space
- *Large Reception Area
- *1 Private Office
- *Bathroom
- *240V 3 Phase Power
- *10 ft Overhead Door
- *Includes Large Shed
- *Private Patio
- *Office Furniture and/or Compressor Negotiable

NOTE: Seller had High Plains Architects analyze the building for a possible condo conversion

LOCATION OVERVIEW

1710 1st Ave N is located just west of downtown Billings in the EBURD area. This building was previously occupied by Winpower West which used the nicely finished office space for client meetings and the shop for sales, service & repair. This location is ideal for any business that is looking to be centrally located, enjoy retail exposure on 1st Ave N and enjoy a building that has been updated in the last 12 years. Don't forget to stop by the EBURD office and ask about their funding for renovation & redevelopment projects!

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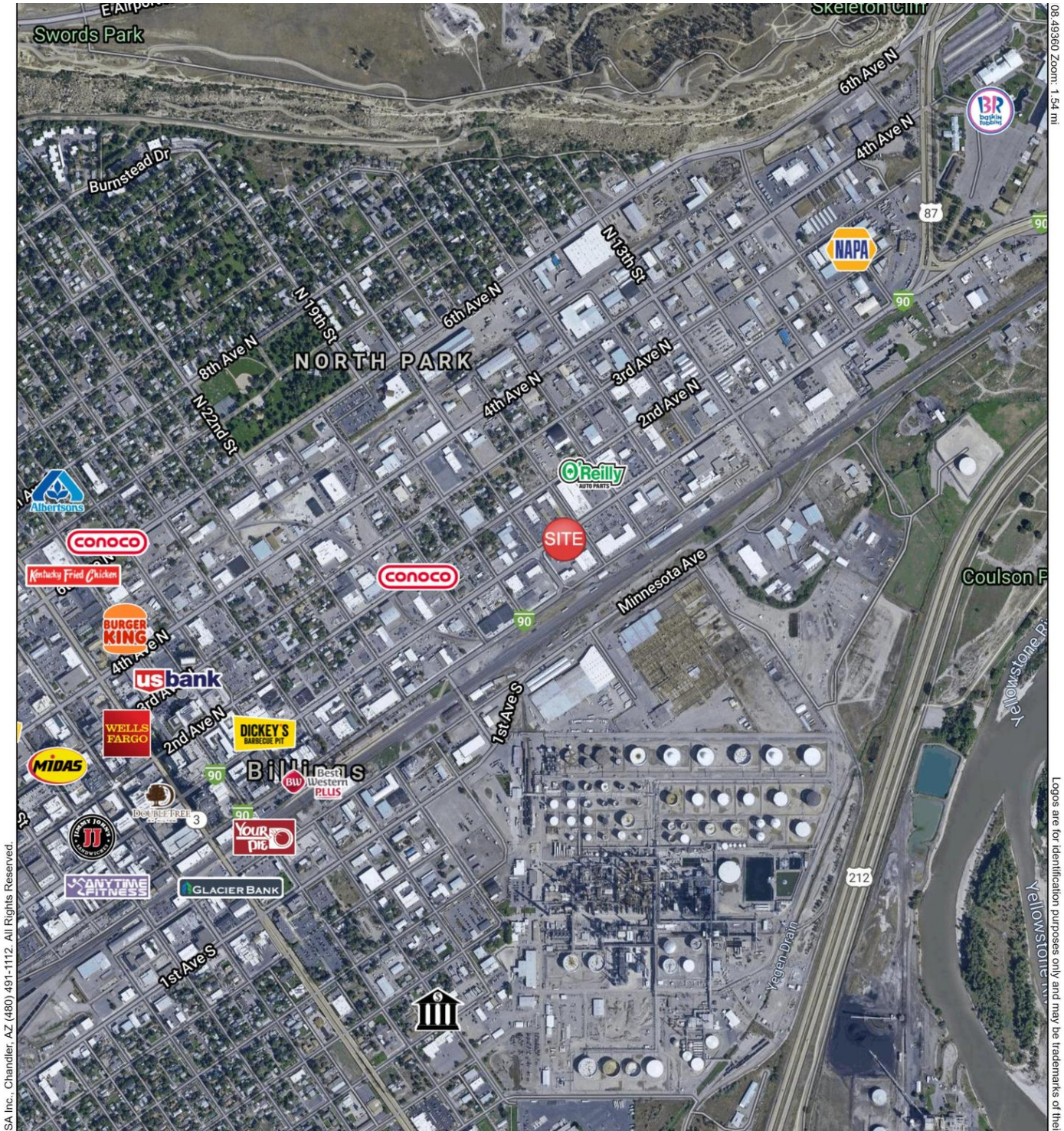
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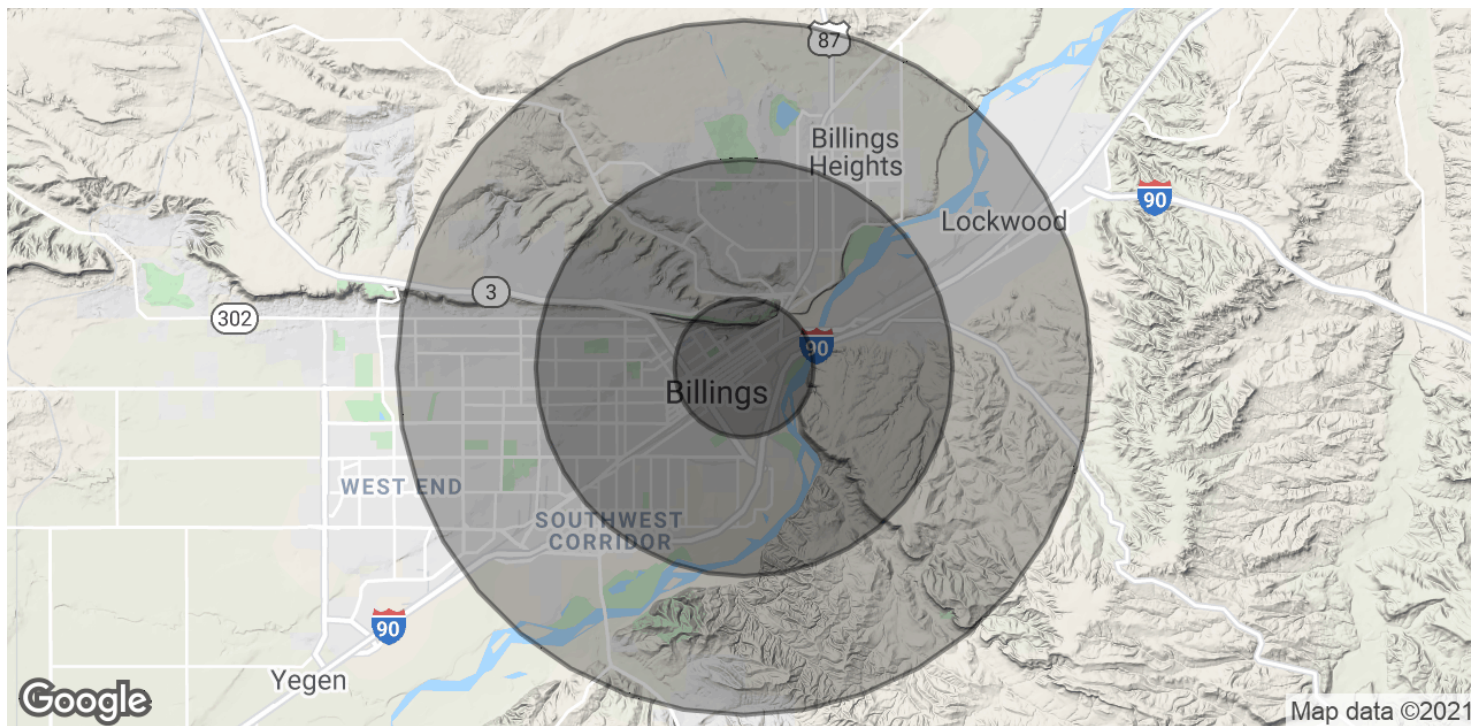
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,314	51,393	93,991
Average age	35.4	34.9	35.2
Average age (Male)	35.7	33.9	33.7
Average age (Female)	34.0	36.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,756	21,730	39,591
# of persons per HH	2.3	2.4	2.4
Average HH income	\$35,859	\$49,976	\$53,032
Average house value	\$130,931	\$148,181	\$156,673

* Demographic data derived from 2010 US Census

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