



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1105 & 1111 1ST AVE N

Billings, MT 59101

AVAILABLE SPACE

12,719 SF

ASKING PRICE

\$749,900

AREA

1105 & 1111 1st Ave N is a well taken care of, centrally located shop/warehouse building with retail exposure. Building was previously leased by NAPA Auto Parts and suited for any business that needs retail space, shop space & warehousing/storage. Prior to NAPA, building was demised into 2 separate units with separate utilities and could easily be converted back into 2 units simply by closing a doorway. The front unit consists of 4,258 SF of retail and shop with overhead door. The back unit consisted of a 5,647 SF warehouse with dock and 1,500 SF of mezzanine above the warehouse.

Building is also available for lease at \$5 to \$5.75 PSF NNN.



CBCMONTANA.COM

OFFICE

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



SALE

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OFFERING SUMMARY

Sale Price: \$749,900

Available SF: 12,719 SF

Lot Size: 20,719 SF

Year Built: 1948

Renovated: 2001

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PROPERTY OVERVIEW

*Shop/Warehouse Space for Sale with Retail Exposure

*12,719 SF of Buildings

*20,719 SF of Land

*Zoned East Billings Industrial Sanctuary

*Property Consists of 2 Buildings on Separate Tax ID's

*908 SF Quonset Leased for \$700/mo

*11,770 SF Building with Approximately 4,258 SF in front (retail + shop) and 5,647 SF warehouse in back with 1,500 SF of mezzanine above the warehouse

*New LED Lighting Throughout the Space

*Building is in Excellent Condition

*Centrally Located with Good Interstate Access

OTHER RESOURCES

[3D Tour of Property](#)



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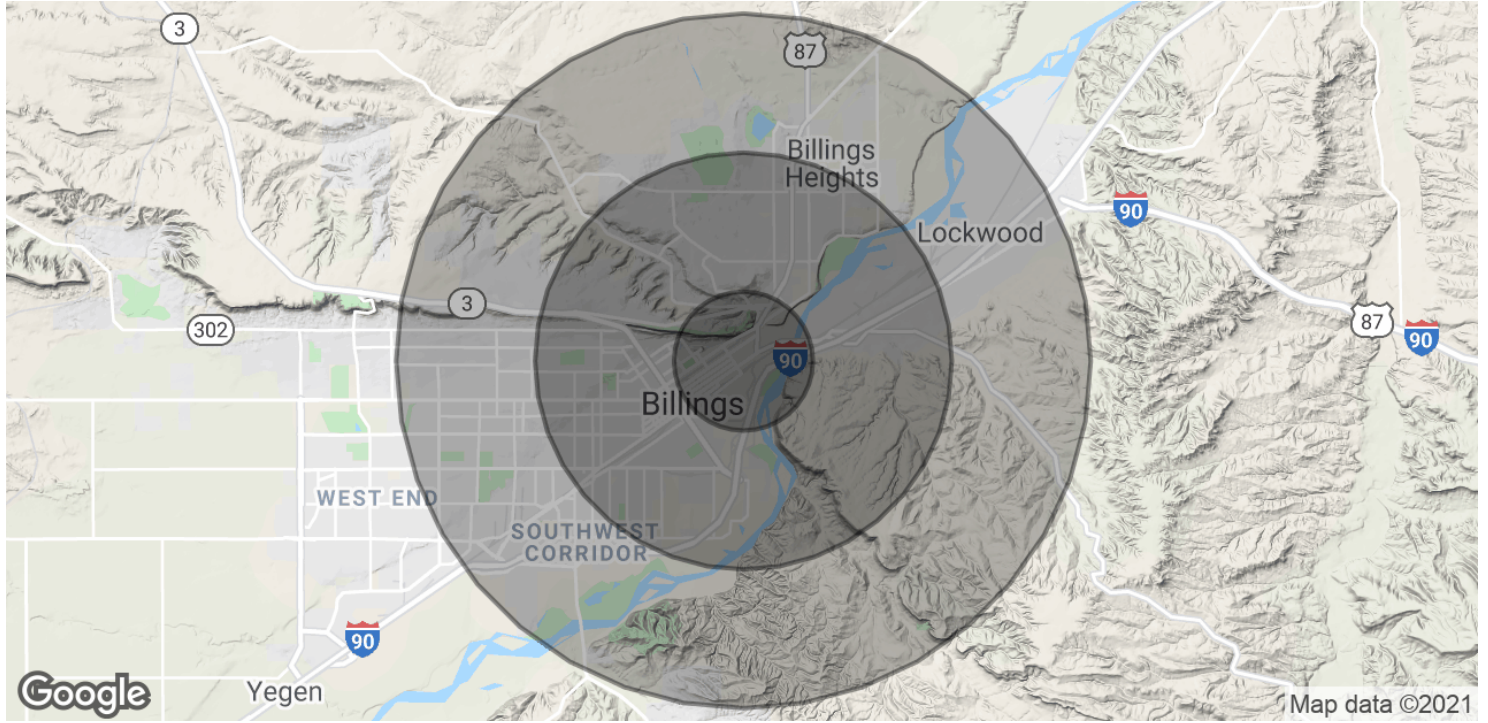
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,404	46,420	89,969
Average age	35.5	35.2	35.0
Average age (Male)	36.0	34.3	33.5
Average age (Female)	33.8	35.9	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,334	19,443	37,686
# of persons per HH	2.3	2.4	2.4
Average HH income	\$37,113	\$50,385	\$52,567
Average house value	\$96,859	\$148,590	\$154,387

* Demographic data derived from 2010 US Census

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