



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1105 1ST AVE N

Billings, MT 59101

AVAILABLE SPACE
4,258 - 9,905 SF

LEASE RATE
\$2,520.00 - 5,510.00 per month (+ utilities)

AREA

1105 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 approximately 3,000 SF of retail and 1,300 SF of shop with overhead door. The back unit consisted of approximately 5,650 SF of warehouse with dock.

Building is also available for sale at \$749,900.



CBCMONTANA.COM

OFFICE

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



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OFFERING SUMMARY

Available SF: 4,258 - 9,905 SF

Lease Rate: \$2,520.00 - 5,510.00 per month (+ utilities)

Lot Size: 20,179 SF

Building Size: 11,770 SF

Renovated: 2001

Zoning: East Billings Industrial Sanctuary

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PROPERTY OVERVIEW

*Shop/Warehouse Space for Lease with Retail Exposure

*For Lease \$2,520/mo-\$5,510/mo + Utilities

*4,258 - 9,905 SF

*20,719 SF of Land

*4,258 SF Retail + Shop with 10 ft Overhead Door for Lease @ \$2,520/mo + Utilities (\$5.75 PSF Base Rent + \$1.35 PSF NNN)

*5,647 SF of Warehouse with Dock for Lease @ \$2,990/mo + Utilities (\$5 PSF Base Rent + \$1.35 PSF NNN)

*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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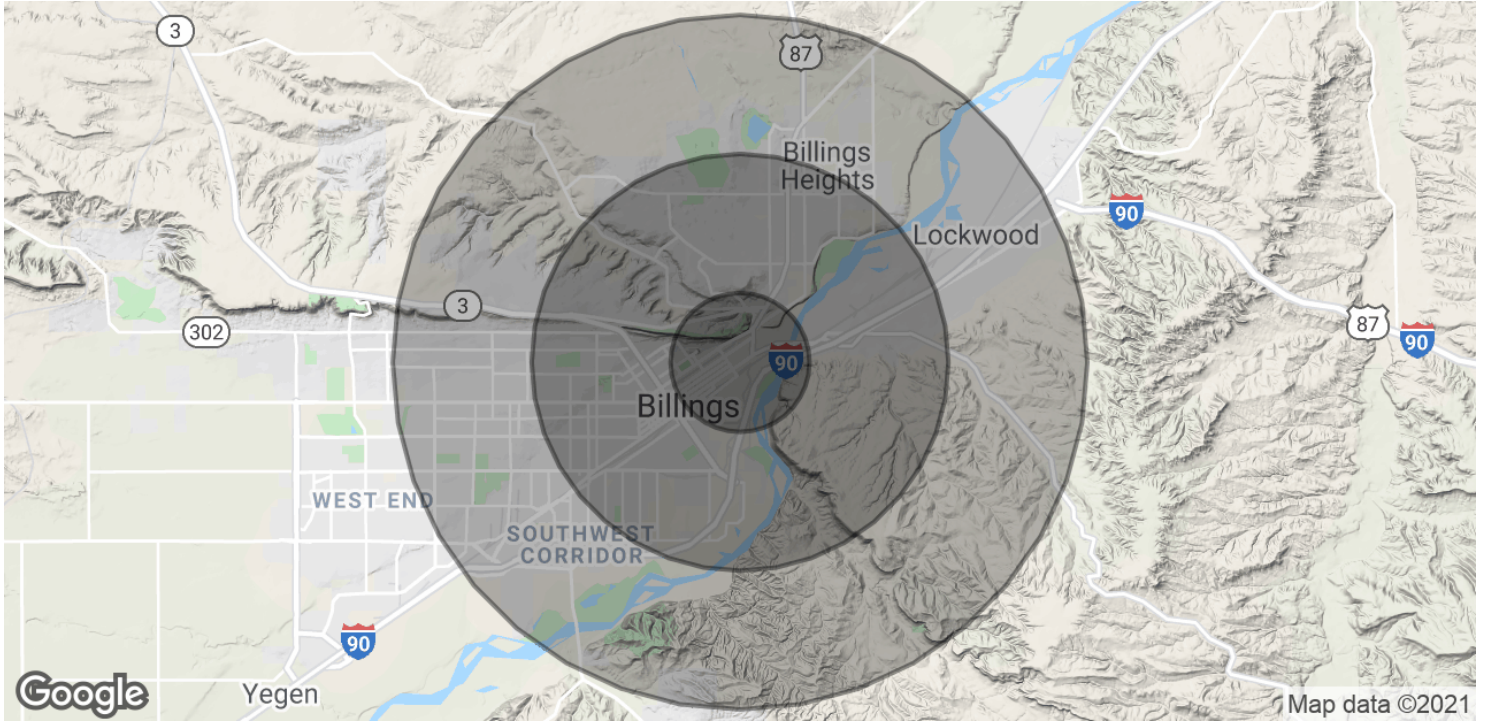
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,576	52,655	94,446
Average age	35.4	34.8	35.4
Average age (Male)	35.6	33.8	33.9
Average age (Female)	34.2	36.2	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,892	22,320	39,835
# of persons per HH	2.3	2.4	2.4
Average HH income	\$35,727	\$49,840	\$53,002
Average house value	\$141,284	\$147,842	\$156,772

* Demographic data derived from 2010 US Census

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