



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1643 24TH ST W, UNIT 15

Billings, MT 59102

AVAILABLE SPACE

1,249 SF

ASKING PRICE

\$140,000

AREA

Forest Park Professional Center is a well-kept west end office complex with 16 office condos. Unit 15 is currently for sale with co-tenants including law firms, chiropractors, engineers, counselors, insurance agents and photographers. Complete with a large parking lot and ADA accessible ramp, this office complex is in a convenient location and set up perfectly for any business owner who enjoys large offices. This space is ideal for a professional services firm that wants to own their real estate, but not have to perform the exterior maintenance.



OFFICE

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



SALE

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OFFERING SUMMARY

Sale Price:	\$140,000
Available SF:	1,249 SF
Lot Size:	65,340 SF
Year Built:	1984
Zoning:	Neighborhood Office
Price / SF:	\$112.09

PROPERTY OVERVIEW

- *1643 24th St W, Unit 15
- *1,249 SF Office Condo
- *For Sale \$140,000
- *Large Reception Area
- *2 Large Offices
- *Coffee Bar with Refrig & Microwave
- *Vaulted Ceilings
- *Built in 1984
- *Zoned Neighborhood Office

OTHER RESOURCES

[3D Tour of Property](#)

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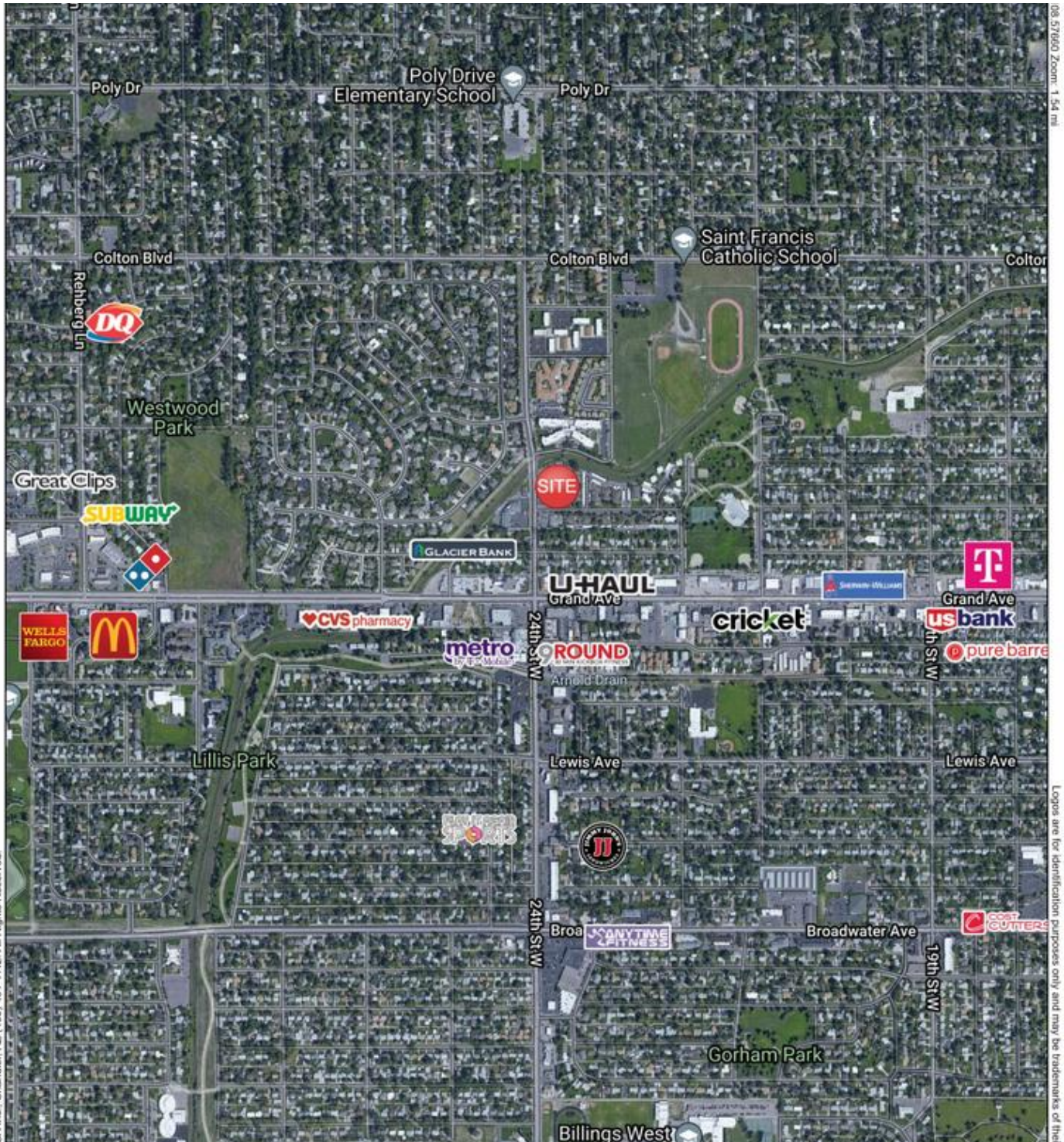
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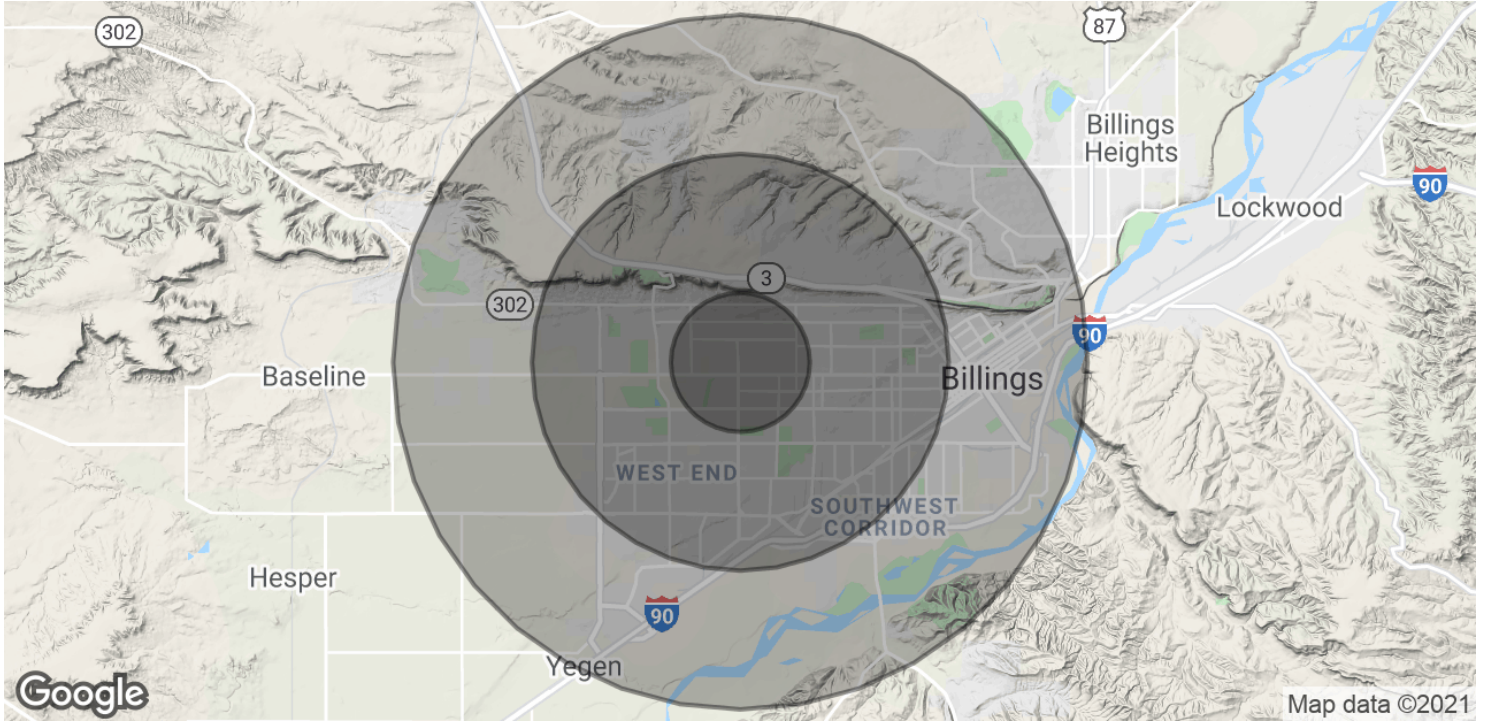
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,915	65,595	99,010
Average age	43.1	39.9	38.4
Average age (Male)	42.0	37.5	36.5
Average age (Female)	44.1	42.6	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,835	29,137	43,647
# of persons per HH	2.3	2.3	2.3
Average HH income	\$67,291	\$60,448	\$59,273
Average house value	\$210,301	\$194,771	\$195,404

* Demographic data derived from 2010 US Census

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