

LEASE

15 W WICKS LANE

15 W Wicks Lane Billings, MT 59105

LEASE RATE \$1,400.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

nathan@cbcmontana.com

LEASE

15 W WICKS LANE

15 W Wicks Lane Billings, MT 59105



Lease Rate

\$1,400.00 PER MONTH

OFFERING SUMMARY

Building Size:	3,120 SF
Available SF:	1,000 SF
Lot Size:	16,796 SF
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- *15 W Wicks Ln, Billings
- *1,000 SF Retail Space for Lease
- *\$1,400/mo + Utilities
- *Large Open Retail/Reception Area
- *1 Private Office or Storage Room
- *Additional Sinks/Kitchenette
- *ADA Restroom
- *\$12.78 PSF (Base Rent)
- *\$4 PSF (NNN)

LOCATION OVERVIEW

15 W Wicks Ln is an attractive retail building in the Billings Heights. With pylon signage and 14,000 cars per day, enjoy leasing a space where customers can easily find you. While this location was previously the home to a salon and a medical office, the opportunities are endless in this recently renovated retail space with solid surface floors.

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

15 W WICKS LANE
15 W Wicks Lane Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

15 W WICKS LANE
15 W Wicks Lane Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

15 W WICKS LANE
15 W Wicks Lane Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com

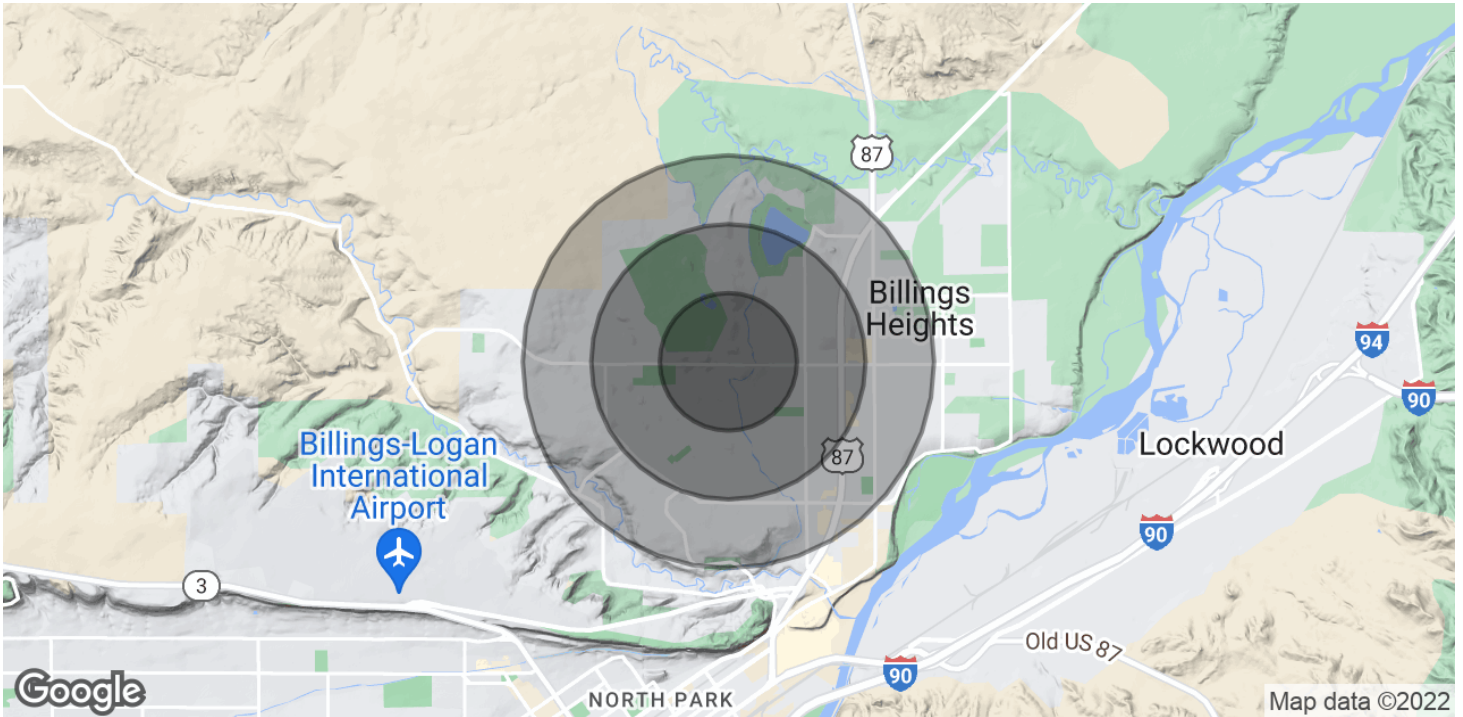


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

15 W WICKS LANE

15 W Wicks Lane Billings, MT 59105



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,325	9,700	14,783
Average Age	34.4	38.0	37.3
Average Age (Male)	33.8	37.0	37.2
Average Age (Female)	36.9	38.9	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,515	4,516	6,659
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$62,014	\$72,246	\$71,717
Average House Value	\$465,604	\$307,915	\$307,893

* Demographic data derived from 2020 ACS - US Census

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS