

FOR LEASE

4001 MONTANA AVE

Billings, MT 59101



LEASE RATE

\$2,000.00 per month

Shaylee Green

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com

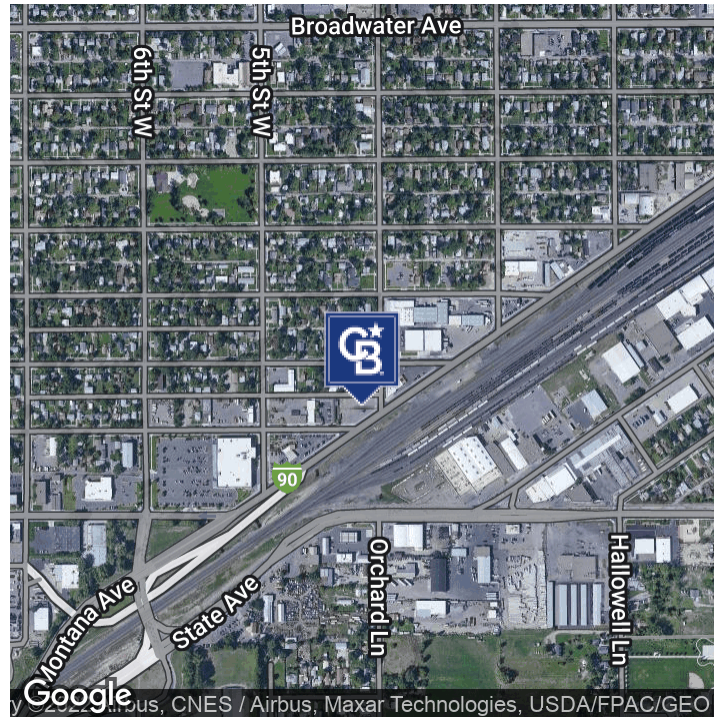


**COLDWELL BANKER
COMMERCIAL**
CBS

FOR LEASE

4001 MONTANA AVE

Billings, MT 59101



OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (Gross)
Available SF:	21,000 SF
Lot Size:	21,000 SF
Zoning:	NMU-Neighborhood Mixed-Use

PROPERTY OVERVIEW

Ground lease available.

PROPERTY HIGHLIGHTS

- Premium exposure
- \$2,000 month
- Traffic count - 15,000+ cars / day
- Power and sewer
- 1/2 acre with approximate dimensions
- Must share parking and access with Mountain Mudd coffee hut.
- Tenant pays utilities

Shaylee Green

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

MAP

4001 MONTANA AVE

Billings, MT 59101



Shaylee Green
O: 406 656 2001 | C: 406 208 7723
shaylee@cbcmontana.com

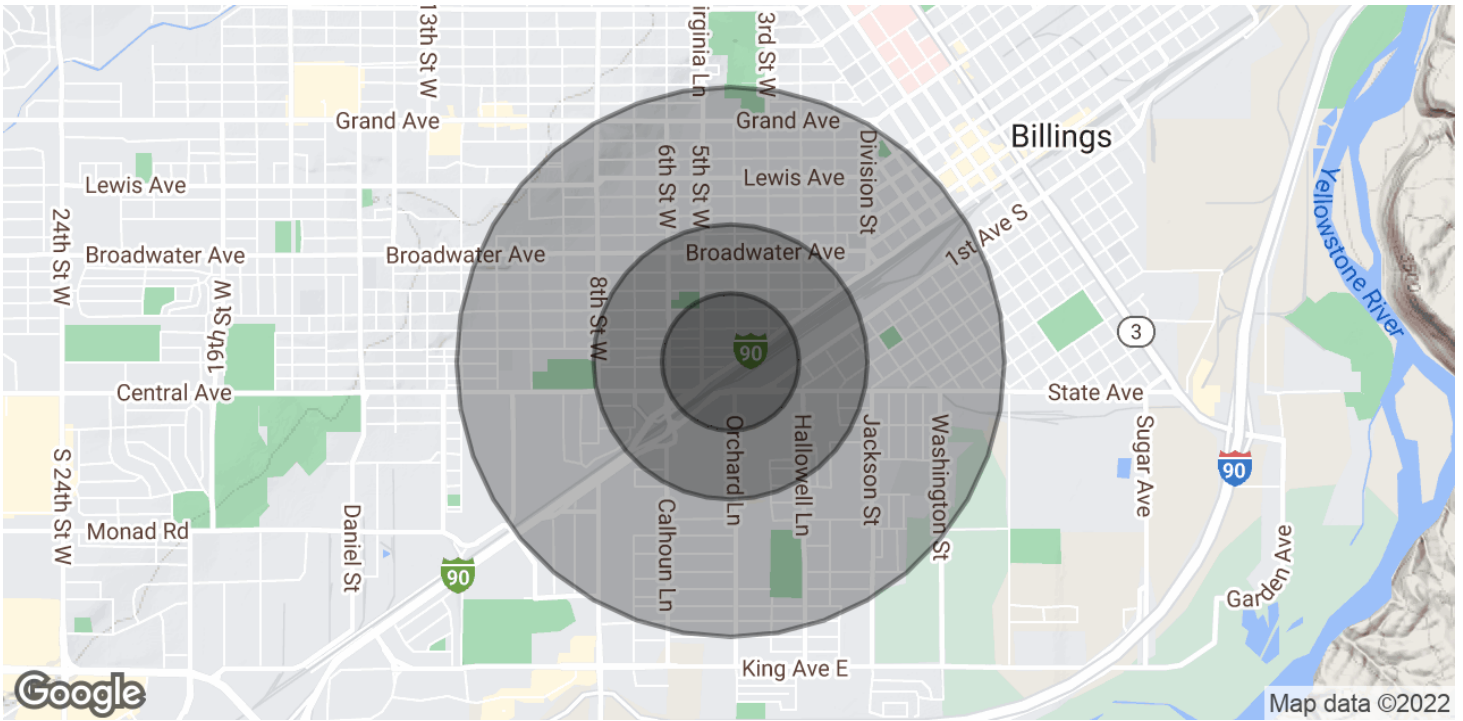


**COLDWELL BANKER
COMMERCIAL**
CBS

DEMOGRAPHICS

4001 MONTANA AVE

Billings, MT 59101



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	770	3,257	12,744
Average Age	33.2	33.0	34.2
Average Age (Male)	28.6	28.5	32.3
Average Age (Female)	37.9	38.5	37.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	351	1,453	5,948
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$45,982	\$48,300	\$57,324
Average House Value	\$158,196	\$159,736	\$169,526

* Demographic data derived from 2020 ACS - US Census

Shaylee Green
 O: 406 656 2001 | C: 406 208 7723
 shaylee@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS



SHAYLEE GREEN

Comm Sales Associate

shaylee@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.208.7723

PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer - - camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community

EDUCATION

CCIM 101

CCIM 102

MEMBERSHIPS

Billings Association of Realtors

CBS

1215 24th Street Suite 240

Billings, MT 59102

406.656.2001

Shaylee Green

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS