

LEASE

5231 KING AVE W, #A1

5231 King Ave W, #A1 Billings, MT 59106

LEASE RATE

\$800.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

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OFFERING SUMMARY

Available SF:	960 SF
Lot Size:	0.022 Acres
Year Built:	2014
Zoning:	CX - Heavy Commercial

PROPERTY OVERVIEW

- *5231 King Ave W, #A1
- *960 SF Shop for Lease
- *\$800/mo + Utilities
- *Built in 2014
- *14 ft Overhead Door
- *16 ft Sidewalls
- *Insulated with Metal Finish Interior Walls
- *Natural Gas Heater
- *Well Lit
- *Common Area Restroom
- *Base Rent = \$8.50 PSF
- *NNN = \$1.50 PSF

LOCATION OVERVIEW

5231 King Ave W is a small shop space for lease on the west end of Billings near 52nd & King Ave W. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution of their products.

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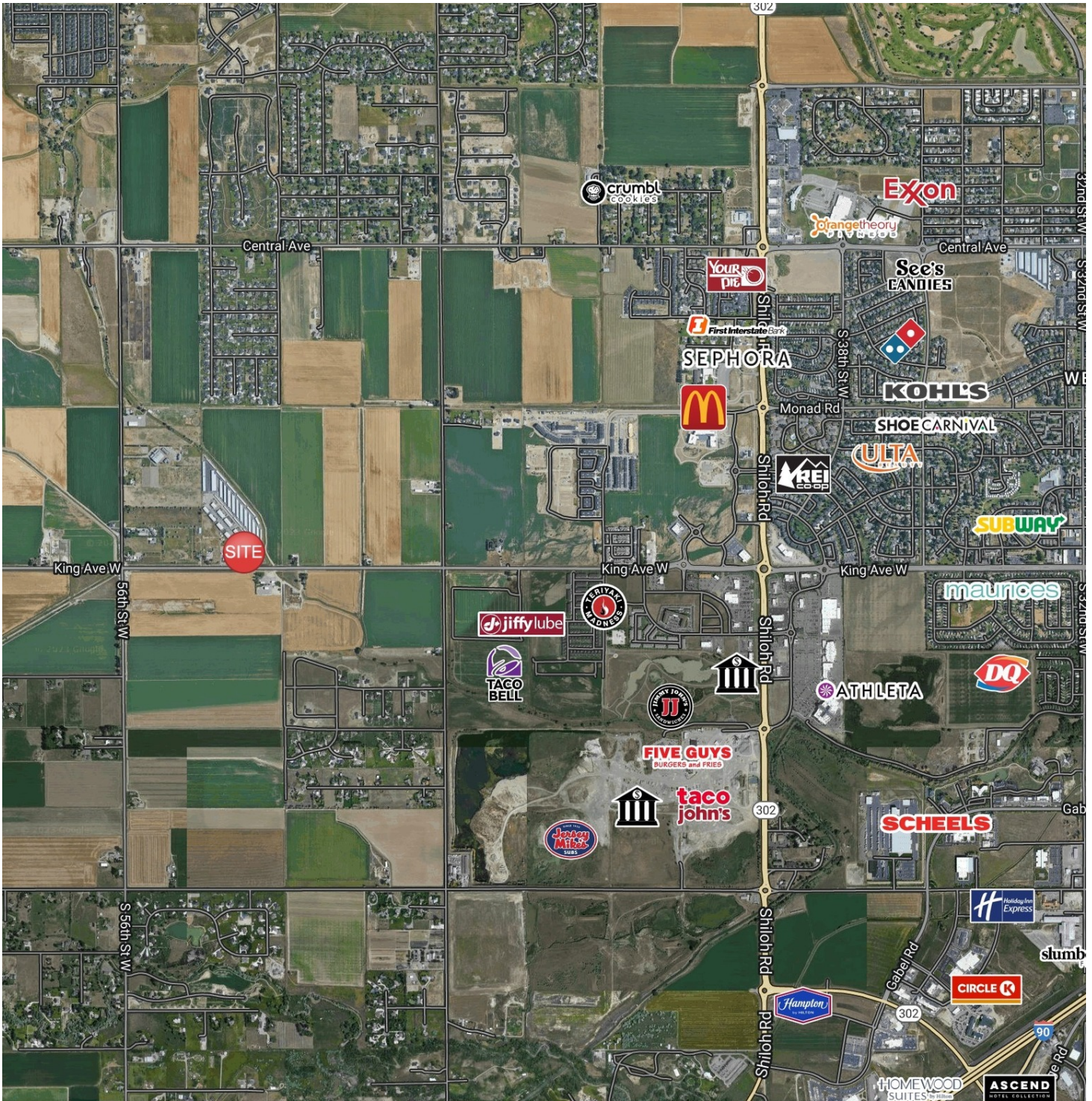


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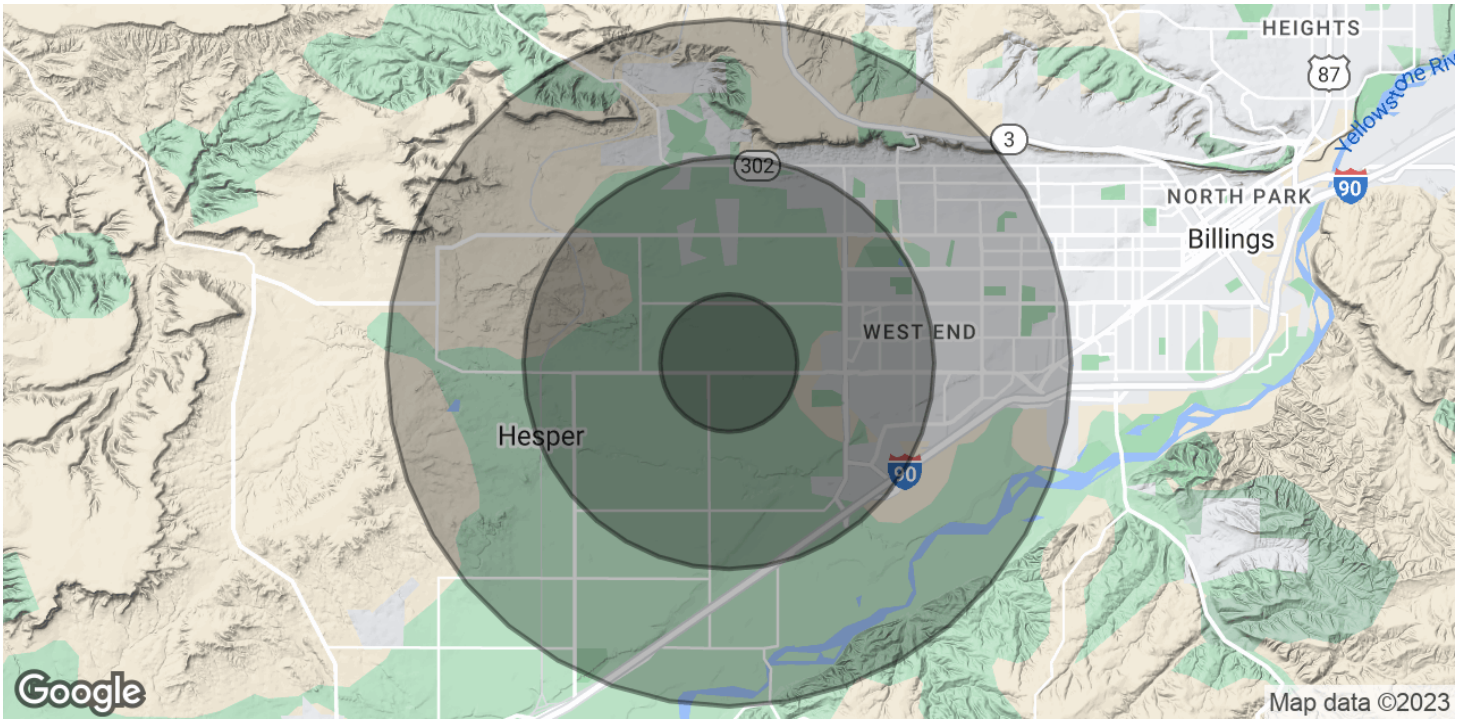


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,722	19,910	51,492
Average Age	43.6	42.3	43.1
Average Age (Male)	42.2	41.2	41.9
Average Age (Female)	44	42.7	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	895	9,656	23,846
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$113,720	\$102,580	\$100,154
Average House Value	\$428,087	\$319,539	\$294,173

* Demographic data derived from 2020 ACS - US Census

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