8033 S WORKSHOP AVE

8033 S Workshop Ave Billings, MT 59106

LEASE RATE

\$1,650.00 per month

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LOT 23

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Nathan Matelich, CCIM 406 781 6889

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Includes Private Bathroom & Fenced Yard!

OFFERING SUMMARY

| Lease Rate: | \$1,650.00 per month (+ utilities) | | |
|----------------|---------------------------------------|--|--|
| Building Size: | 3,600 SF | | |
| Available SF: | 1,800 SF | | |
| Lot Size: | 0.334 Acres | | |
| Year Built: | 2023 | | |
| Zoning: | Outside City Limits | | |

PROPERTY OVERVIEW

*1,800 SF Shop Space for Lease *\$1,650/mo + Utilities *FENCED YARD *Private Restroom *Built in 2023 *14 ft Overhead Door(s) *16 ft Sidewalls *Insulated with Metal Finish Interior Walls *Natural Gas Heater *Well Lit *Option to add a Small Office *Base Rent = \$9.50 PSF *NNN = \$1.50 PSF

LOCATION OVERVIEW

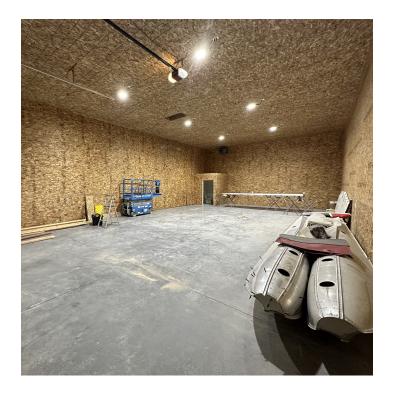
8033 S Workshop Ave is a new construction 3,600 SF shop space for lease on the west end of Billings near 80th St & King Ave W in the Shop World industrial park. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution space of their products.

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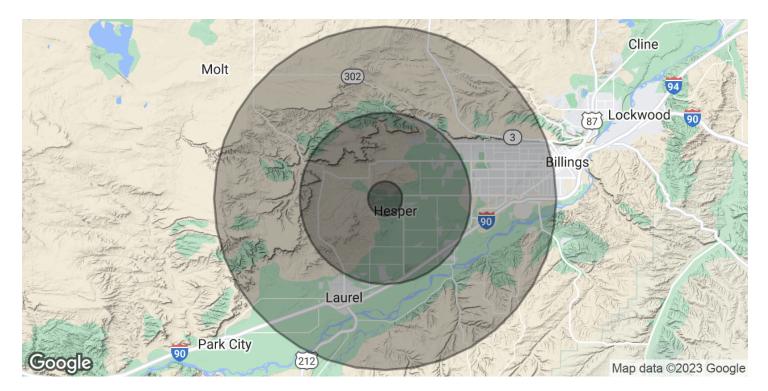
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 262 | 15,367 | 93,249 |
| Average Age | 42.5 | 42.7 | 40.9 |
| Average Age (Male) | 43.2 | 42.3 | 39.4 |
| Average Age (Female) | 37.3 | 42.2 | 42.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 109 | 6,604 | 42,679 |
| # of Persons per HH | 2.4 | 2.3 | 2.2 |
| Average HH Income | \$122,661 | \$137,925 | \$90,152 |
| Average House Value | \$361,612 | \$398,663 | \$265,379 |

* Demographic data derived from 2020 ACS - US Census



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