

LEASE

WEST END WAREHOUSE FOR LEASE

2625 Overland Ave, Unit C Billings, MT 59102

LEASE RATE

\$2,050.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

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OFFERING SUMMARY

Lease Rate:	\$2,050.00 per month (+ utilities)
Available SF:	2,526 SF
Year Built:	1997
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

- *2,526 SF Shop Space w/ Small Office for Lease
- *\$2,050/mo + Utilities
- *14 ft Overhead Door
- *Bathroom
- *Build in 1997 with Attractive Exterior
- *1,666 SF Shop, 370 SF Office and 490 SF Mezzanine Storage
- *Prime West End Location Just Off 24th Street West Near Costco
- *Numerous Electrical Outlets Throughout the Building

LOCATION OVERVIEW

2625 Overland is an attractive west end shop space with small office for lease. Property is part of an HOA that does snow removal and lawn care. Located near King Ave & 24th St W, this property is ideal for any contractors or service providers serving the greater Billings area.

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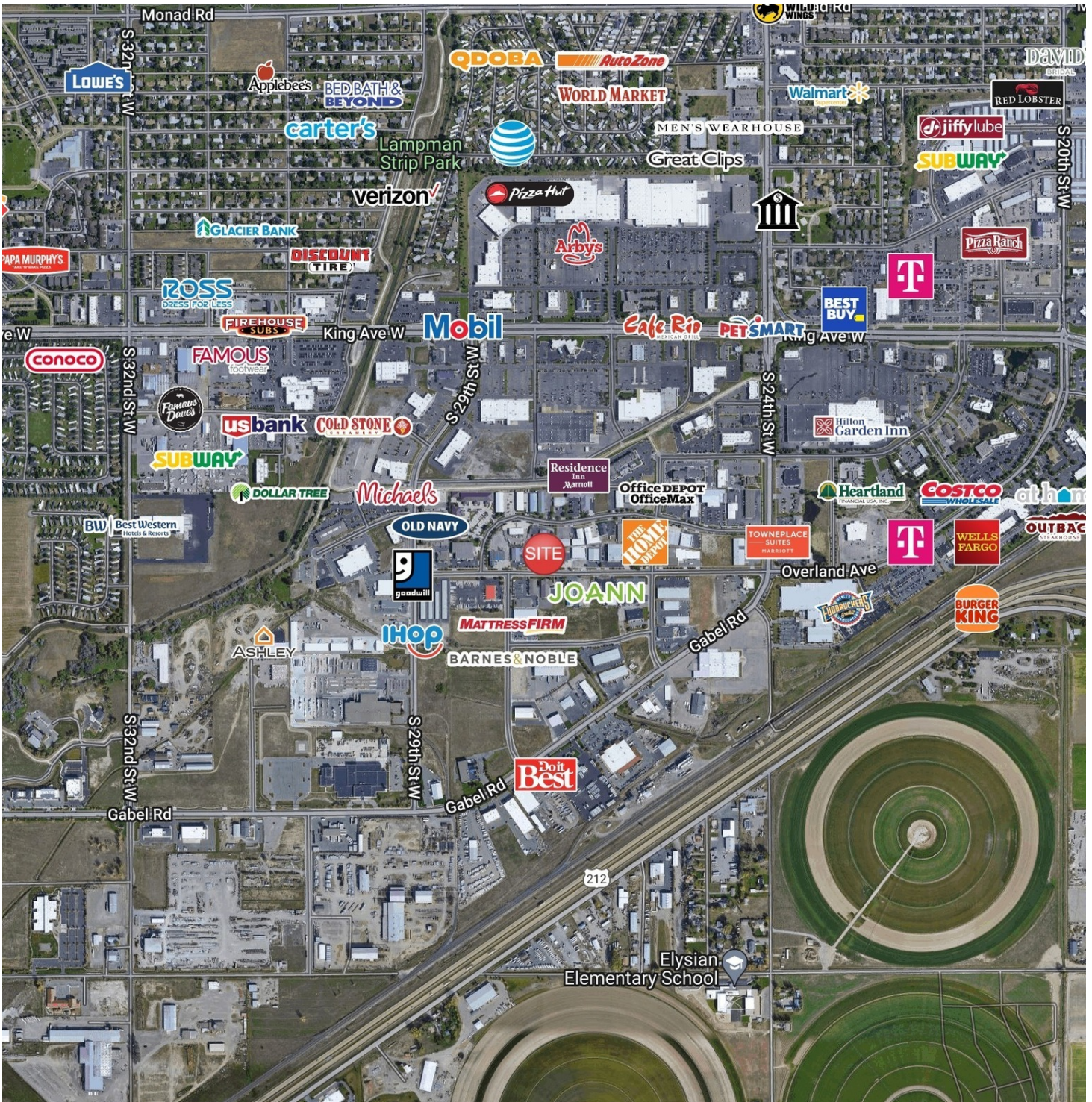


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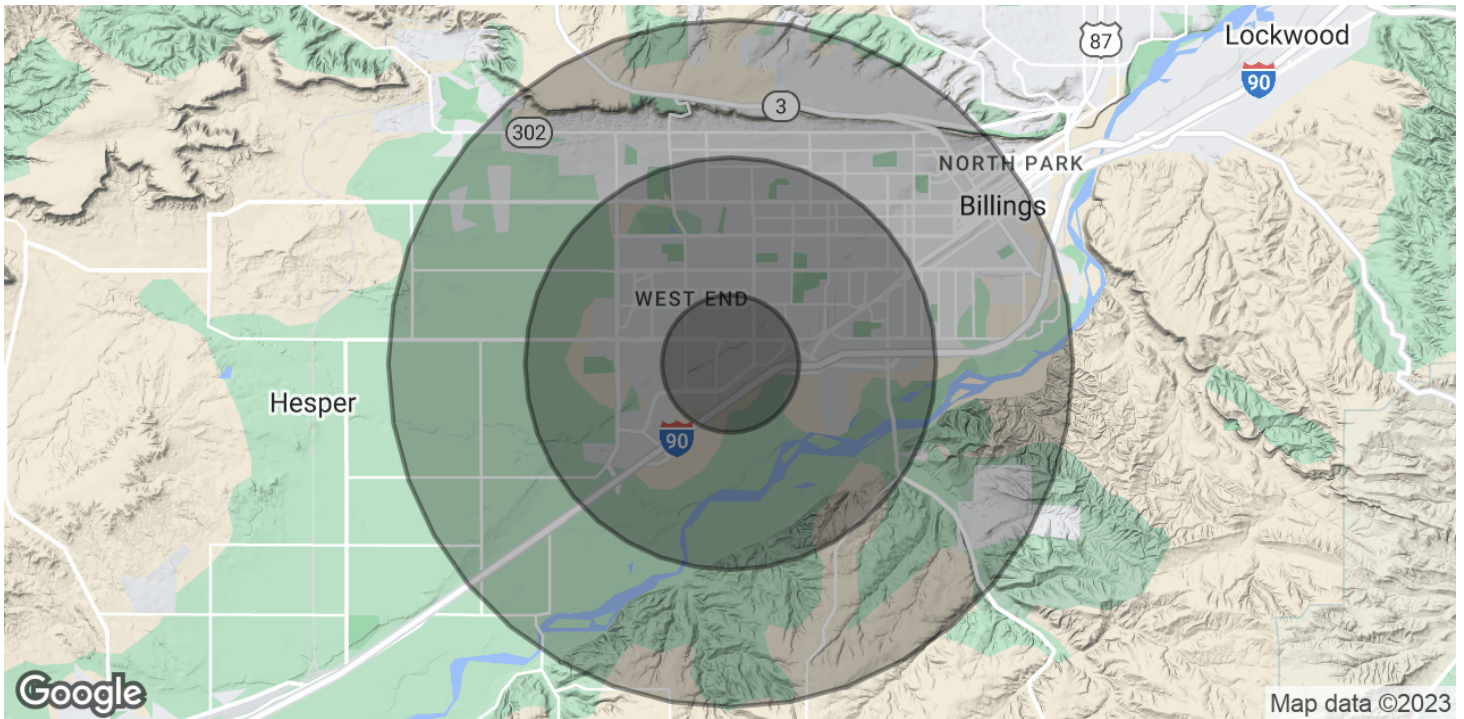


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,973	38,343	85,155
Average Age	40.4	41.4	39.9
Average Age (Male)	34.9	38.7	38.4
Average Age (Female)	45	43.6	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,549	19,251	40,292
# of Persons per HH	1.9	2	2.1
Average HH Income	\$62,651	\$71,305	\$79,645
Average House Value	\$191,482	\$226,604	\$243,068

* Demographic data derived from 2020 ACS - US Census

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