

LEASE

1613 ALDERSON AVE

1613 Alderson Ave Billings, MT 59102

LEASE RATE

\$1,875.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

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OFFERING SUMMARY

Building Size:	2,785 SF
Available SF:	1,259 SF
Lot Size:	7,000 SF
Year Built:	1978
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- *1,250 SF Office for Lease
- *Reception
- *3 Large Offices & 2 Small Offices
- *Conference Room
- *Storage Room
- *Break Room
- *1 Bathroom
- *Landlord is giving the building a facelift to create a more professional retail look to fit in with the new City Brew Coffee development located immediately adjacent to 1613 Alderson

LOCATION OVERVIEW

Centrally located, newly remodeled office space for lease in midtown Billings. Excellent price for the number of offices! Office space is located behind the new City Brew Coffee development and faces the high traffic Grand Ave. With new flooring and paint, this office space would be very comfortable for an insurance agent, real estate office, financial services and any other professional services firm that needs a lot of offices at a great price.

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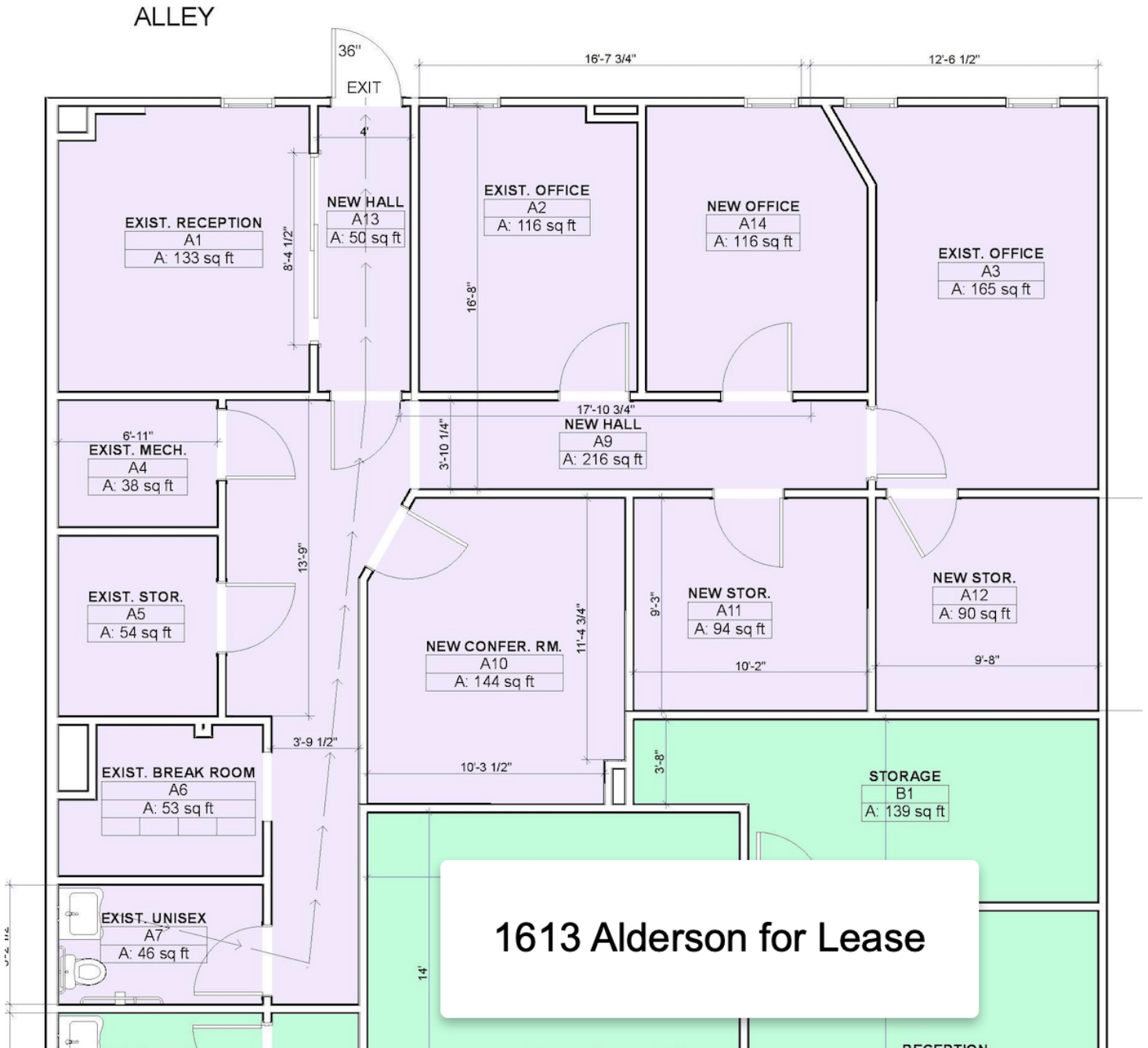
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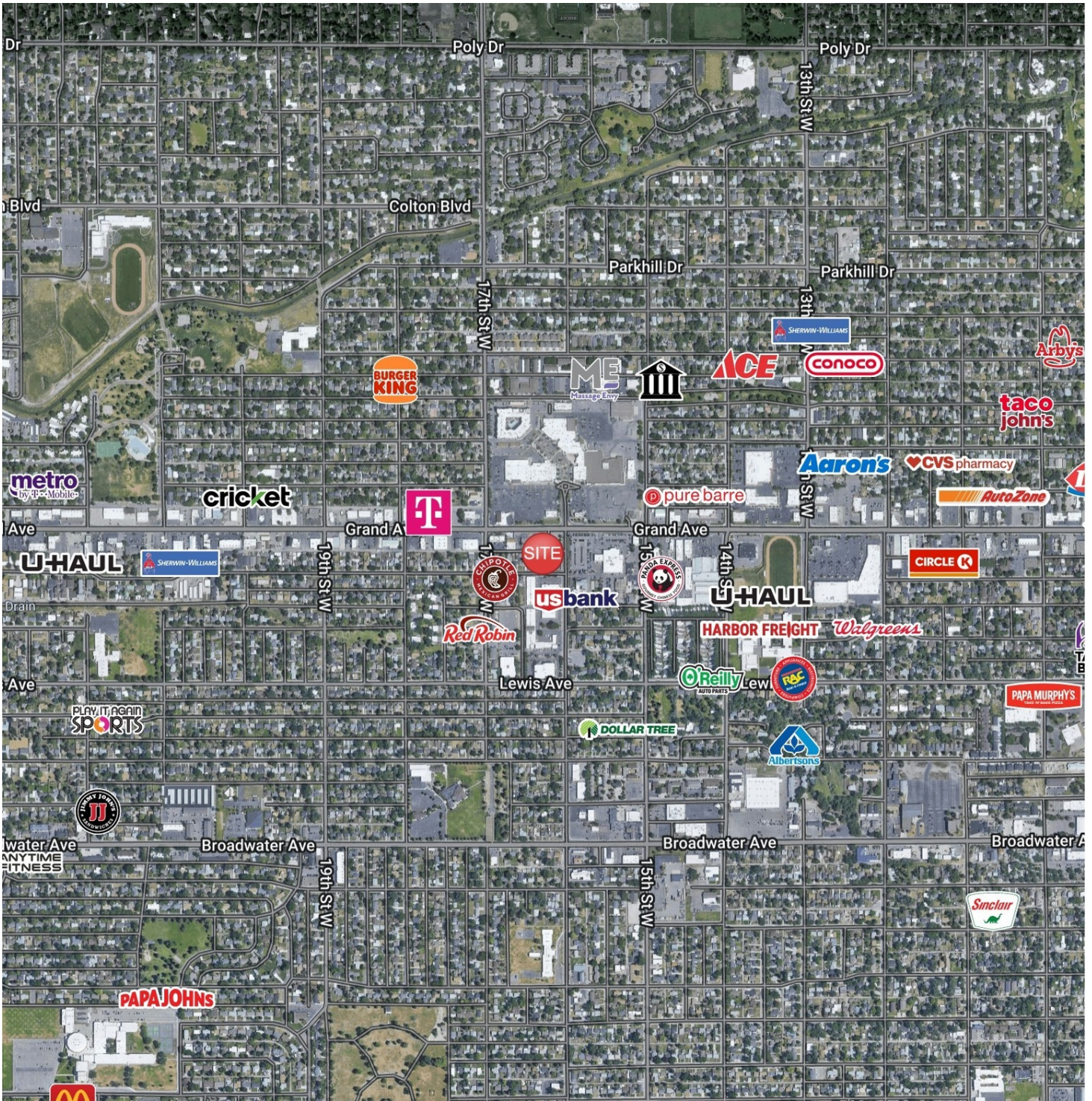
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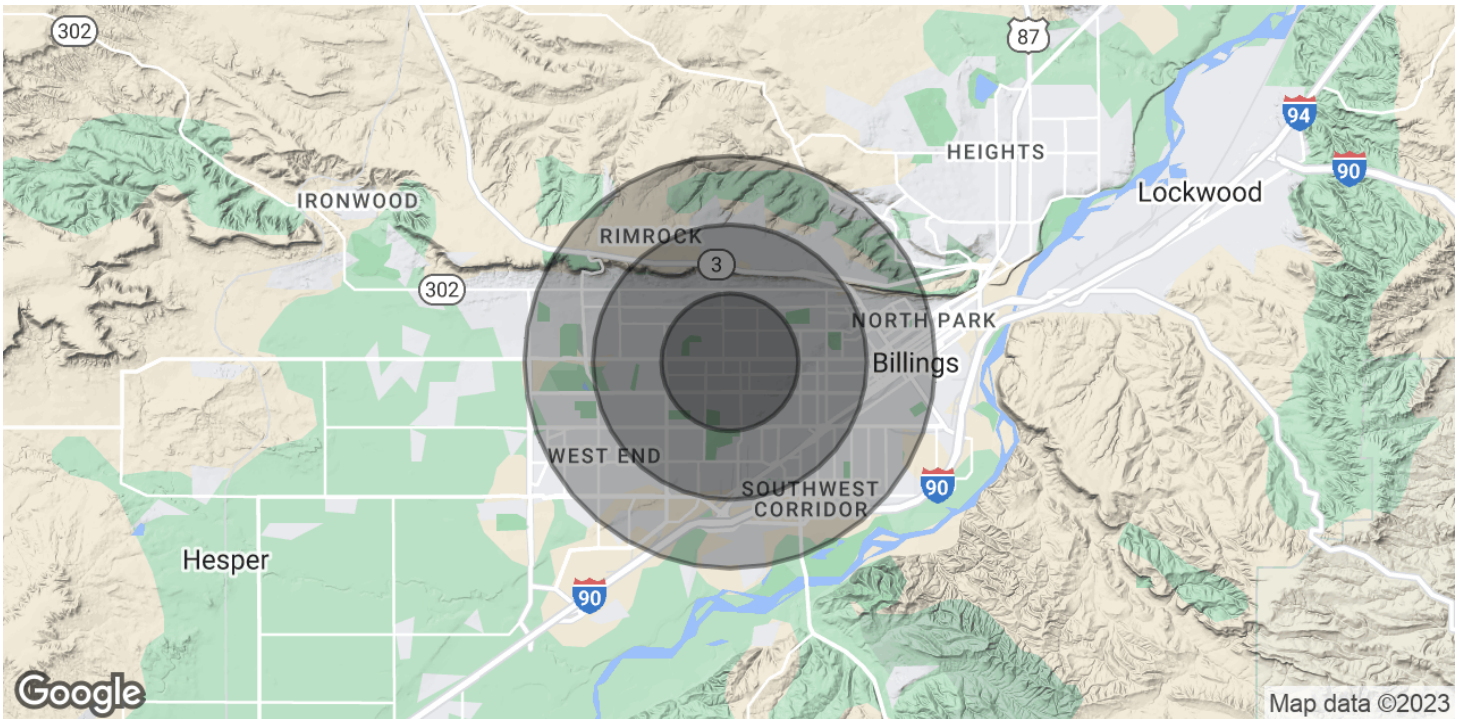
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,997	39,998	66,529
Average Age	41.6	39	39.4
Average Age (Male)	38.4	36.4	37.5
Average Age (Female)	43.1	41.3	41.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,685	19,027	31,875
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$81,768	\$74,275	\$70,893
Average House Value	\$224,025	\$224,302	\$218,765

* Demographic data derived from 2020 ACS - US Census

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