

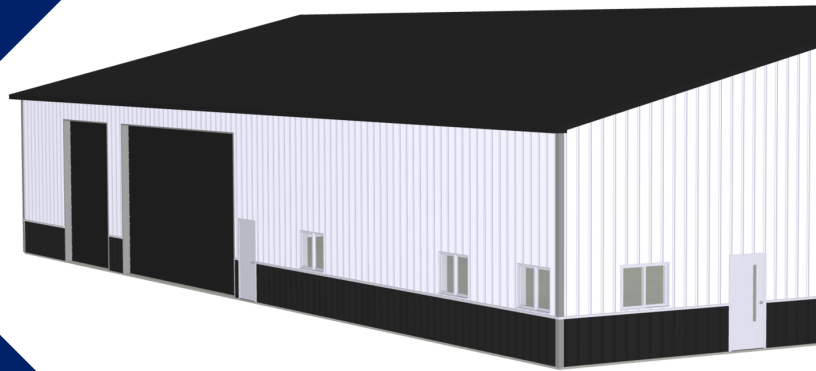
# LEASE

## 706 S BILLINGS BLVD

706 S Billings Blvd Billings, MT 59101

LEASE RATE

\$6,750.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

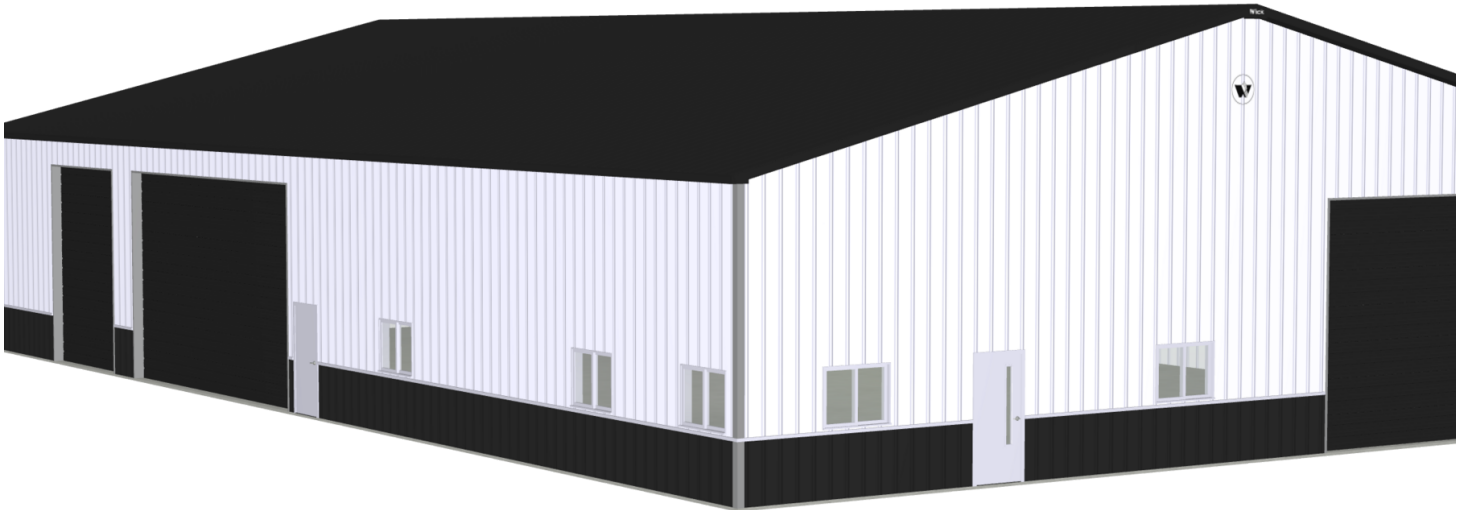
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**Nathan Matelich, CCIM**

406 781 6889

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Lease Rate

**\$6,750.00 PER MONTH**

## OFFERING SUMMARY

Building Size:	5,940 SF
Available SF:	5,940 SF
Lot Size:	0.897 Acres
Year Built:	1968
Zoning:	CMU1-Corridor Mixed Use <sub>1</sub>
Price PSF:	\$11.14
NNN:	\$2.50 psf

## PROPERTY OVERVIEW

- \*5,940 SF Shop/Warehouse Building
  - \*Newly Renovated Office Space (approx. 800 SF)
  - \*1 Large Reception Area/Showroom
  - \*1 Private Office
  - \*2 Bathrooms
  - \*3 Phase Power
  - \*Fire Suppression System
  - \*1/2 Acre Fenced Yard
  - \*Large Pylon Sign & Visibility from King Ave E
  - \*Owner is Installing New, Modern Metal Siding
  - \*Owner is Adding 3 qty New 12 ft Overhead Doors
- NOTE: Landlord is willing to put an addition onto the building or build a second building if tenant needs additional space with 14 ft overhead doors.

## LOCATION OVERVIEW

706 S Billings Blvd is a centrally located shop/warehouse space with retail exposure just off the i90 interstate exchange. Landlord has recently remodeled the entire interior of the building and is giving the building a modern facelift with new siding and new overhead doors. It's not often that you find newly renovated shop/warehouse space for lease with 3 phase power, fire suppression & retail exposure!

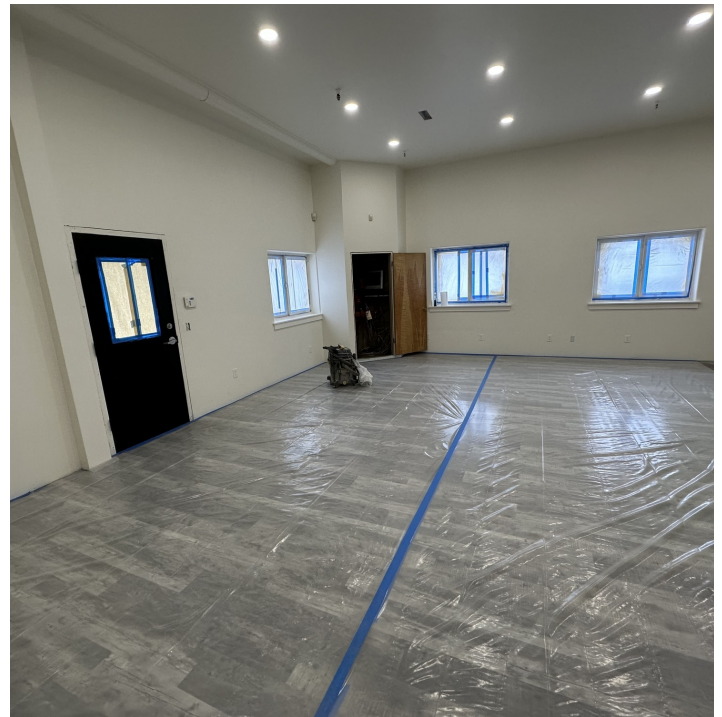
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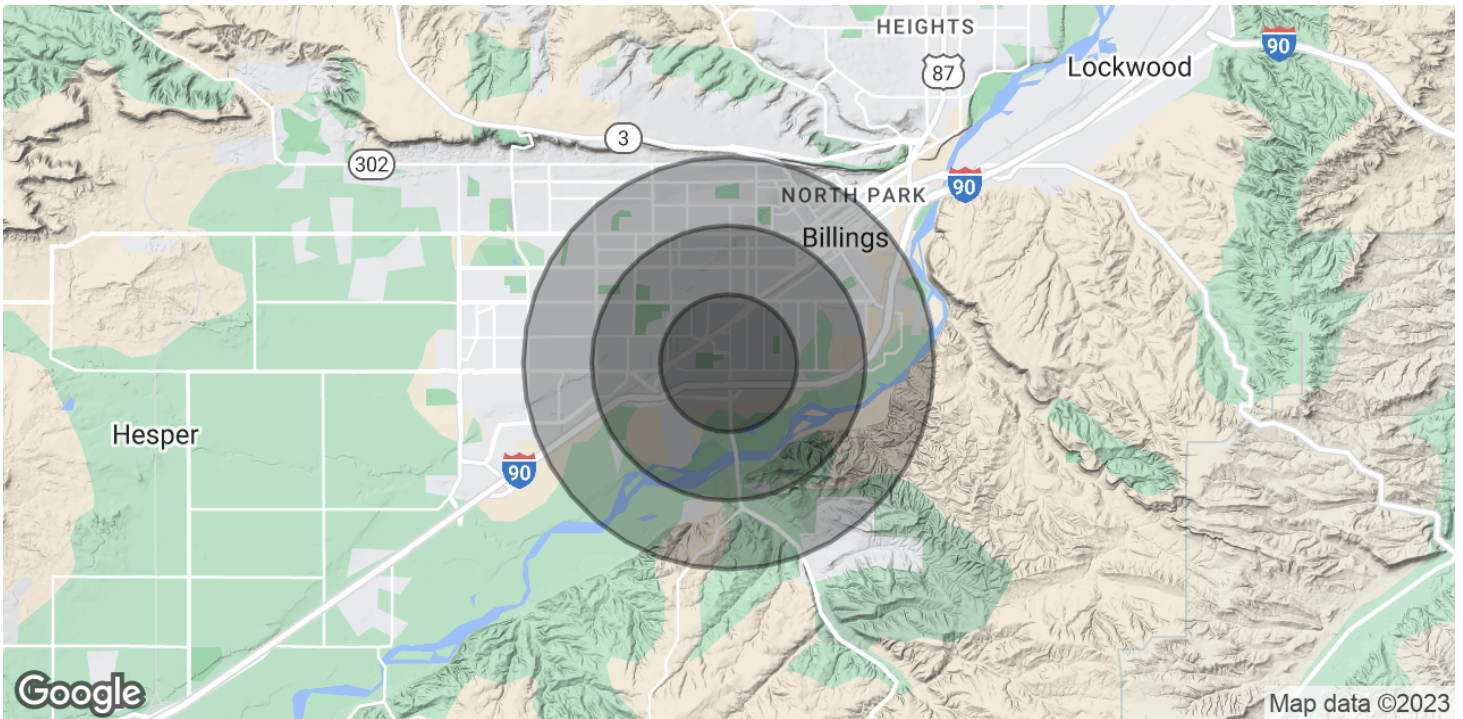


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	5,347	25,346	51,150
Average Age	36.1	36.4	37.6
Average Age (Male)	35.5	34.5	35.3
Average Age (Female)	39	39.2	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,503	11,877	24,704
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$52,824	\$57,409	\$64,505
Average House Value	\$161,328	\$180,112	\$199,639

\* Demographic data derived from 2020 ACS - US Census

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