1006 CUSTER AVE

1006 Custer Ave Billings, MT 59102

LEASE RATE

\$1,050.00 per month



COLDWELL BANKER COMMERCIAL CBS

Nathan Matelich, CCIM 406 781 6889

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Lease Rate	\$1,050.00 PER MONTH
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OFFERING SUMMARY

LEASE

Available SF:	1,200 SF	
Lot Size:	10,500 SF	
Zoning:	N1-First Neighborhood	

PROPERTY OVERVIEW

1006 Custer Ave, Billings, MT 1,200 SF Shop for Lease \$1,050/mo + Utilities 2 qty 10 ft overhead doors 220 Outlet Heated & Insulated Bathroom with Utility Sink

NOTE: No Auto Repair Businesses Allowed

LOCATION OVERVIEW

1006 Custer is an affordable, centrally located shop perfectly suited for a small business who needs storage or a man cave / she shed. With 2 overhead doors and a 220 outlet, opportunities are endless.

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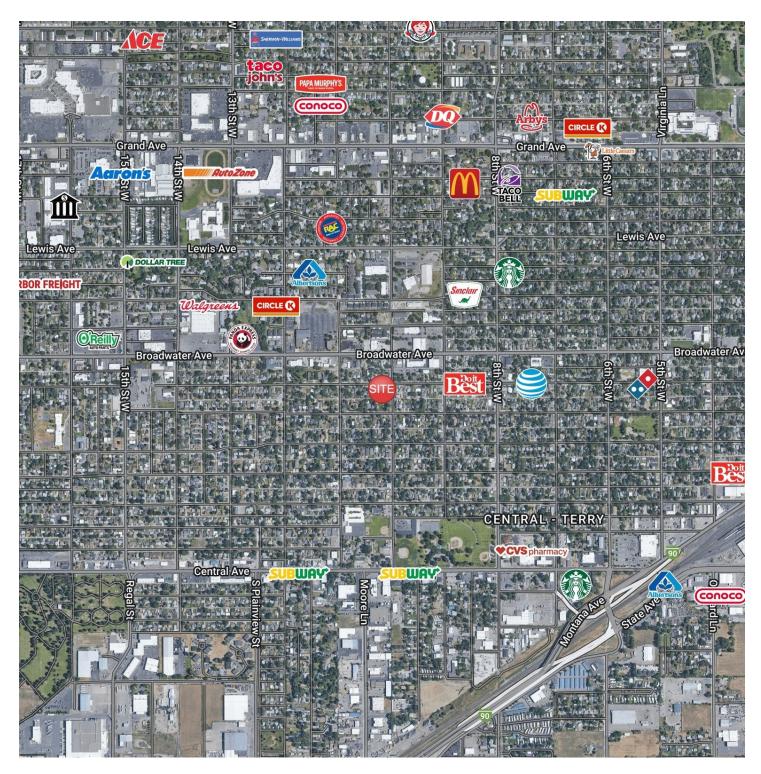
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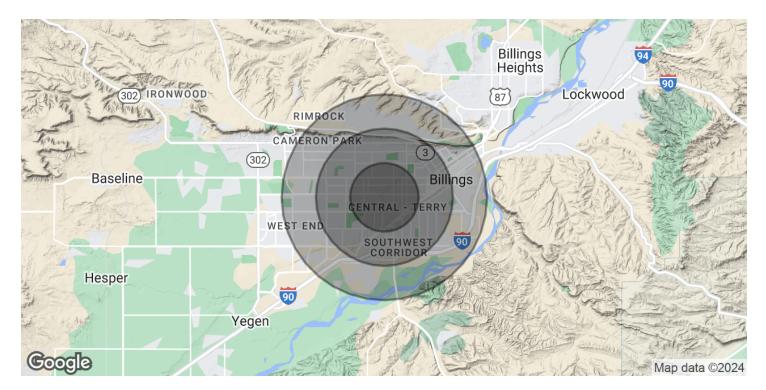
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,615	42,040	61,390
Average Age	35.3	37.1	38.7
Average Age (Male)	34	34.6	36.4
Average Age (Female)	37.3	39.4	41
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,885	20,235	29,353
# of Persons per HH	2	2.1	2.1
Average HH Income	\$58,260	\$66,498	\$67,221
Average House Value	\$187,283	\$200,618	\$210,363

2020 American Community Survey (ACS)



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