

# LEASE

## 1006 CUSTER AVE

1006 Custer Ave Billings, MT 59102



**LEASE PRICE** \$950.00 per month

**AVAILABLE SIZE** 1,200 SF

**Nathan Matelich, CCIM**

406 781 6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

1006 CUSTER AVE

1006 Custer Ave Billings, MT 59102



Lease Rate:

**\$950.00 PER MONTH**

## OFFERING SUMMARY

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

## PROPERTY OVERVIEW

1,200 SF Shop for Lease  
PRICE REDUCED to \$950/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.

**Nathan Matelich, CCIM**  
406 781 6889



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**1006 CUSTER AVE**  
1006 Custer Ave Billings, MT 59102



**Nathan Matelich, CCIM**  
406 781 6889

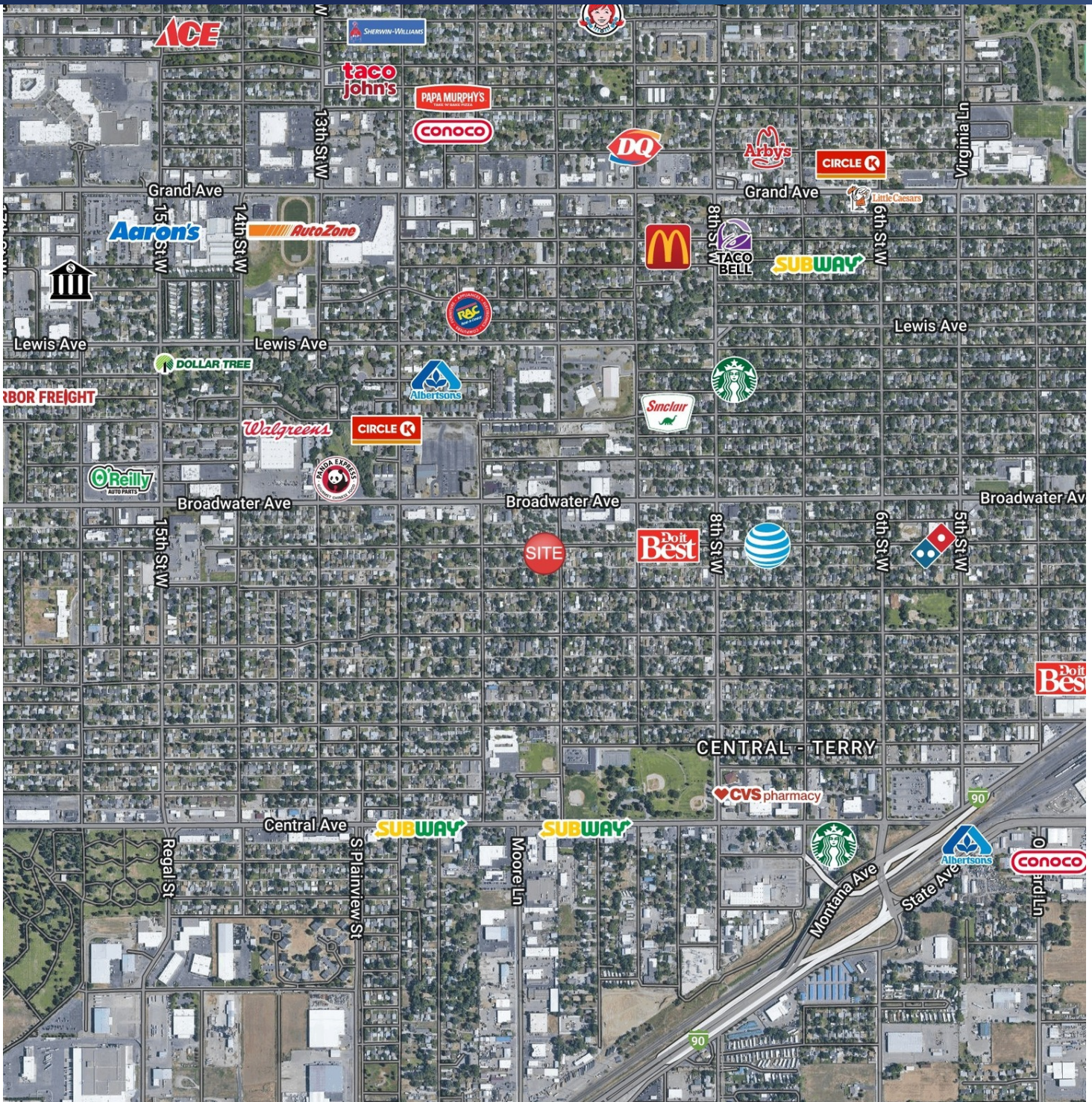


**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

1006 CUSTER AVE  
1006 Custer Ave Billings, MT 59102



Nathan Matelich, CCIM  
406 781 6889



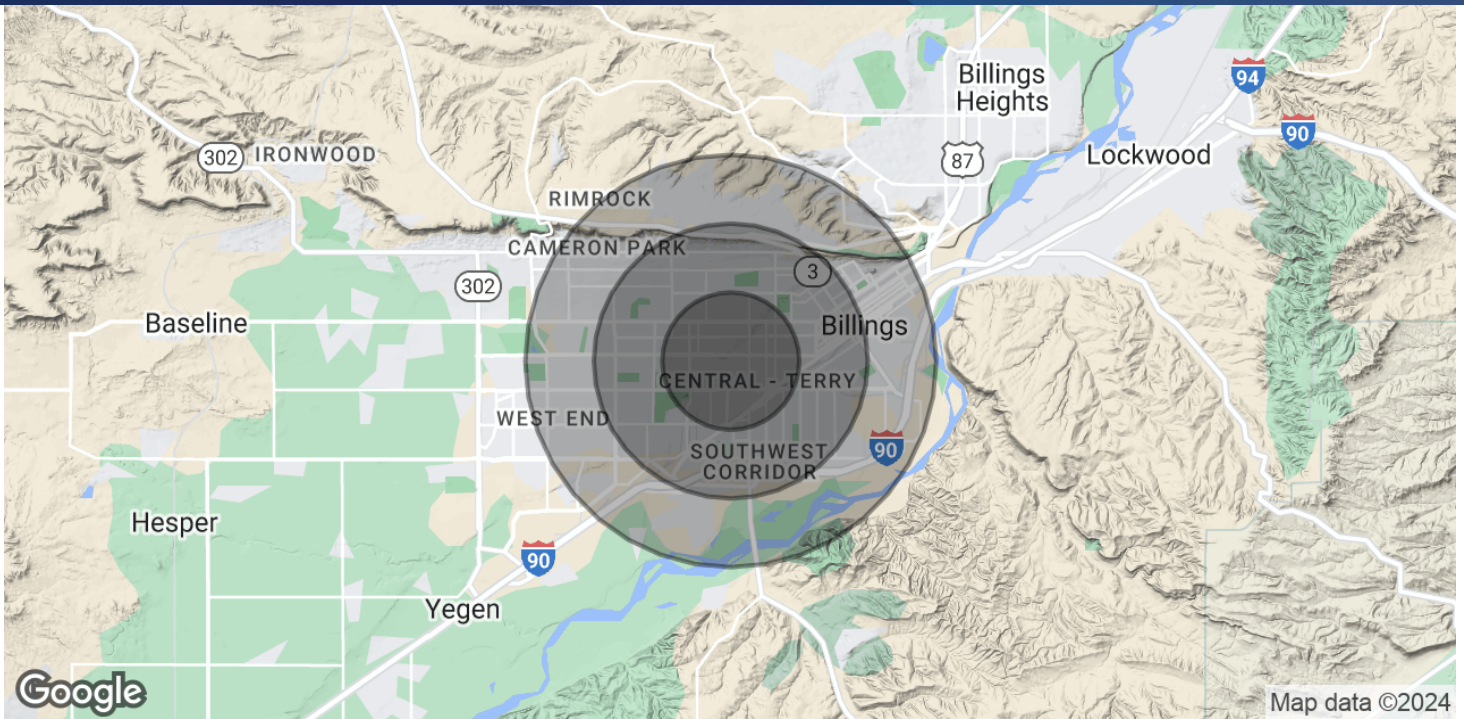
COLDWELL BANKER  
COMMERCIAL  
CBS



# LEASE

1006 CUSTER AVE

1006 Custer Ave Billings, MT 59102



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)

**Nathan Matelich, CCIM**  
406 781 6889



**COLDWELL BANKER  
COMMERCIAL**  
CBS