

LEASE

1006 CUSTER AVE

1006 Custer Ave Billings, MT 59102

LEASE RATE \$1,000.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

\$1,000.00 PER MONTH

OFFERING SUMMARY

Building Size:	1,200 SF
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
\$1,000/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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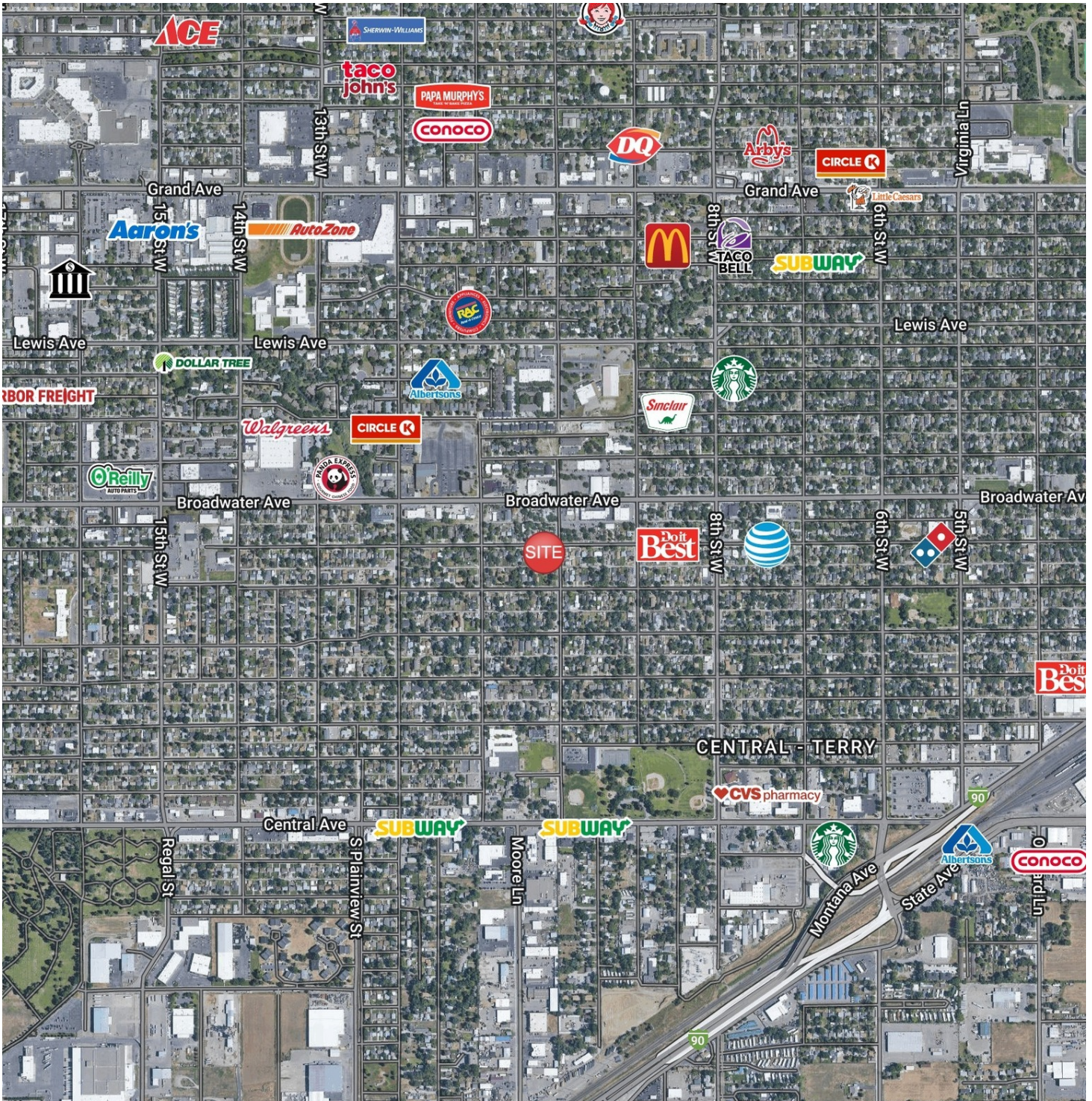
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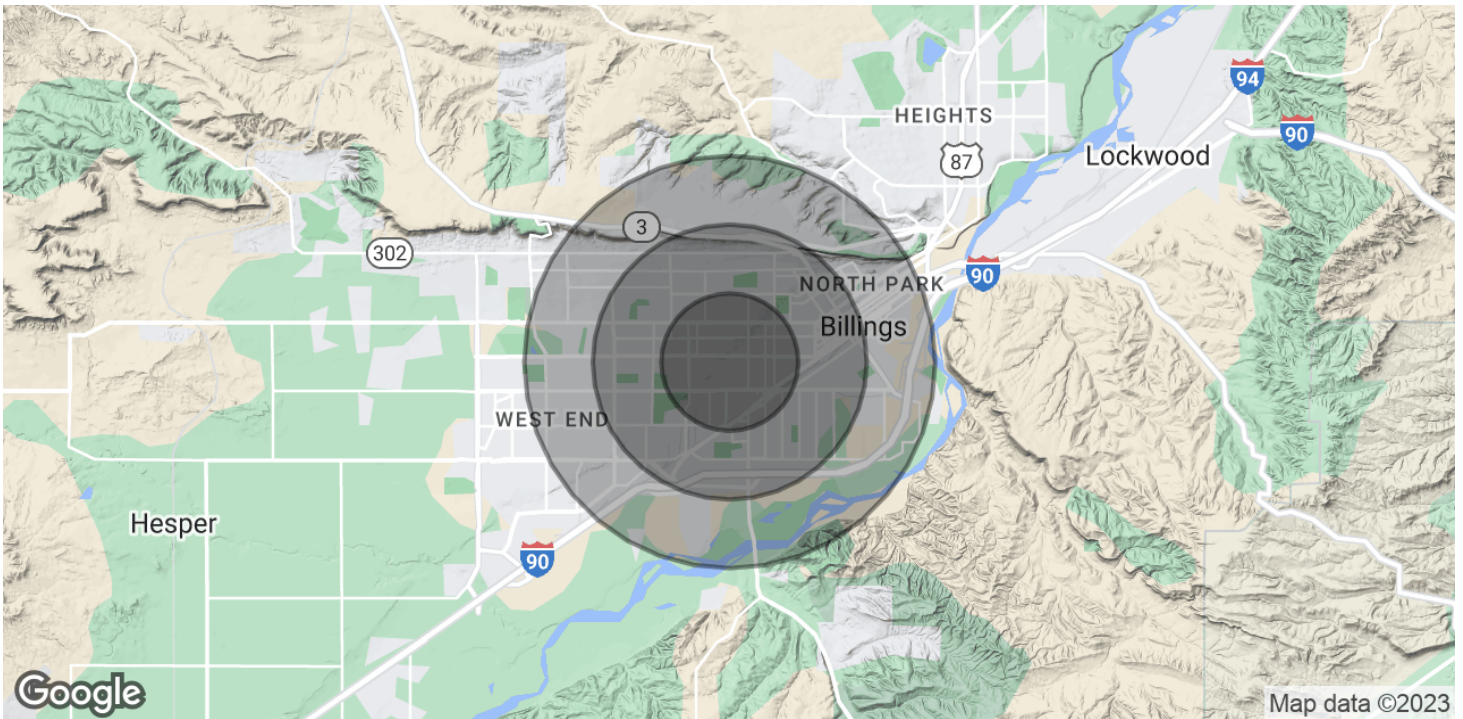
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,615	42,040	61,390
Average Age	35.3	37.1	38.7
Average Age (Male)	34	34.6	36.4
Average Age (Female)	37.3	39.4	41

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

* Demographic data derived from 2020 ACS - US Census

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