

LEASE

1611 ALDERSON AVE
1611 Alderson Ave Billings, MT 59102



LEASE RATE \$1,850.00 per month
SIZE 1,100 SF Office

Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



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Lease Rate

\$1,850.00 PER MONTH

OFFERING SUMMARY

Building Size:	2,785 SF
Available SF:	1,100 SF
Year Built:	1978
Zoning:	CMU1 Corridor Mixed Use 1

PROPERTY OVERVIEW

- *1,100 SF Office for Lease
- *\$1,850/mo + Utilities
- *Reception
- *3 Offices
- *Conference Room
- *Storage Room
- *1 ADA Bathroom

LOCATION OVERVIEW

Centrally located professional office space for lease in midtown Billings, MT. With 3 offices and conference room, this office space is ideal for insurance agents, real estate office, financial services, accountants, attorneys or any other professional services firm looking for a ground level, ADA compliant office.

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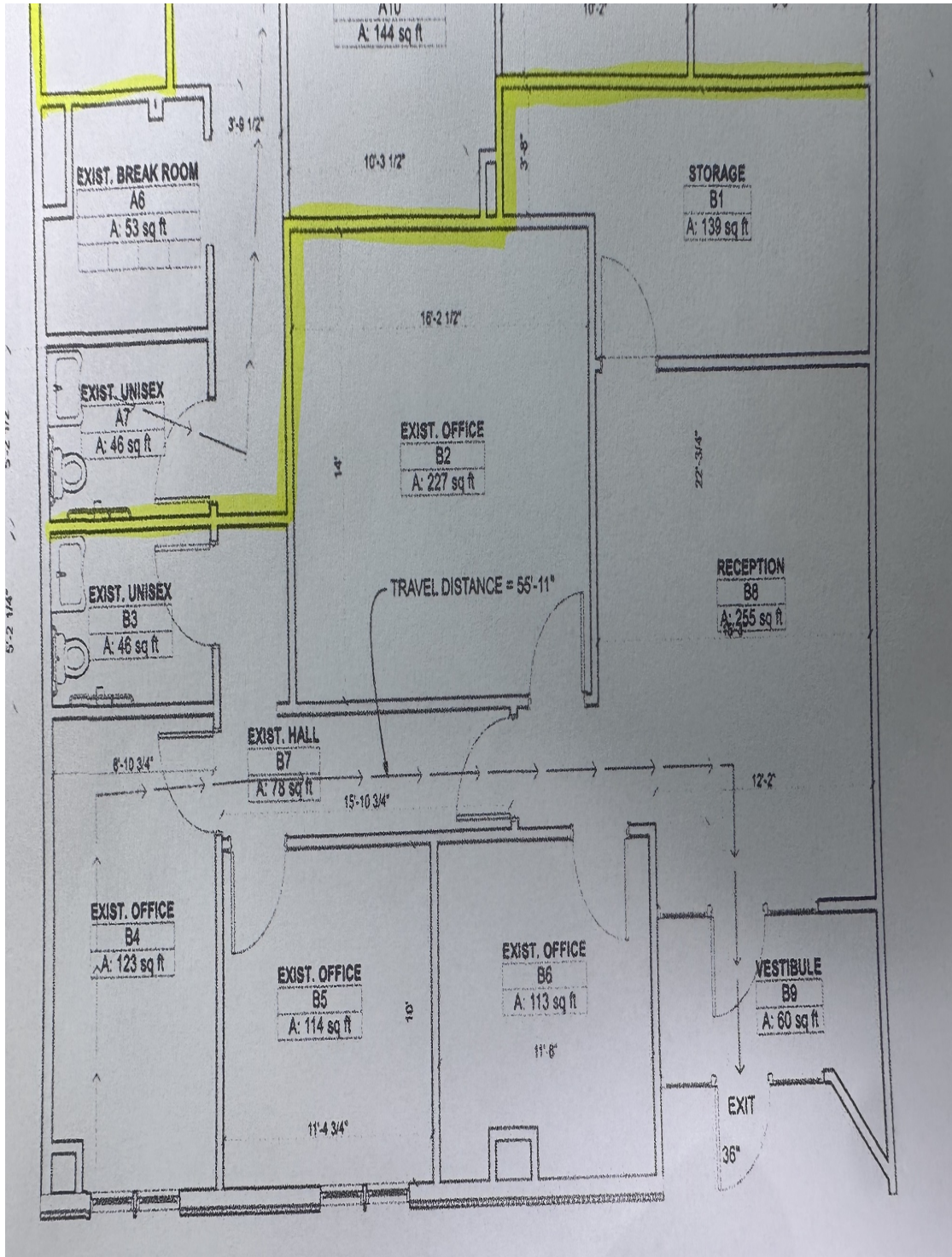


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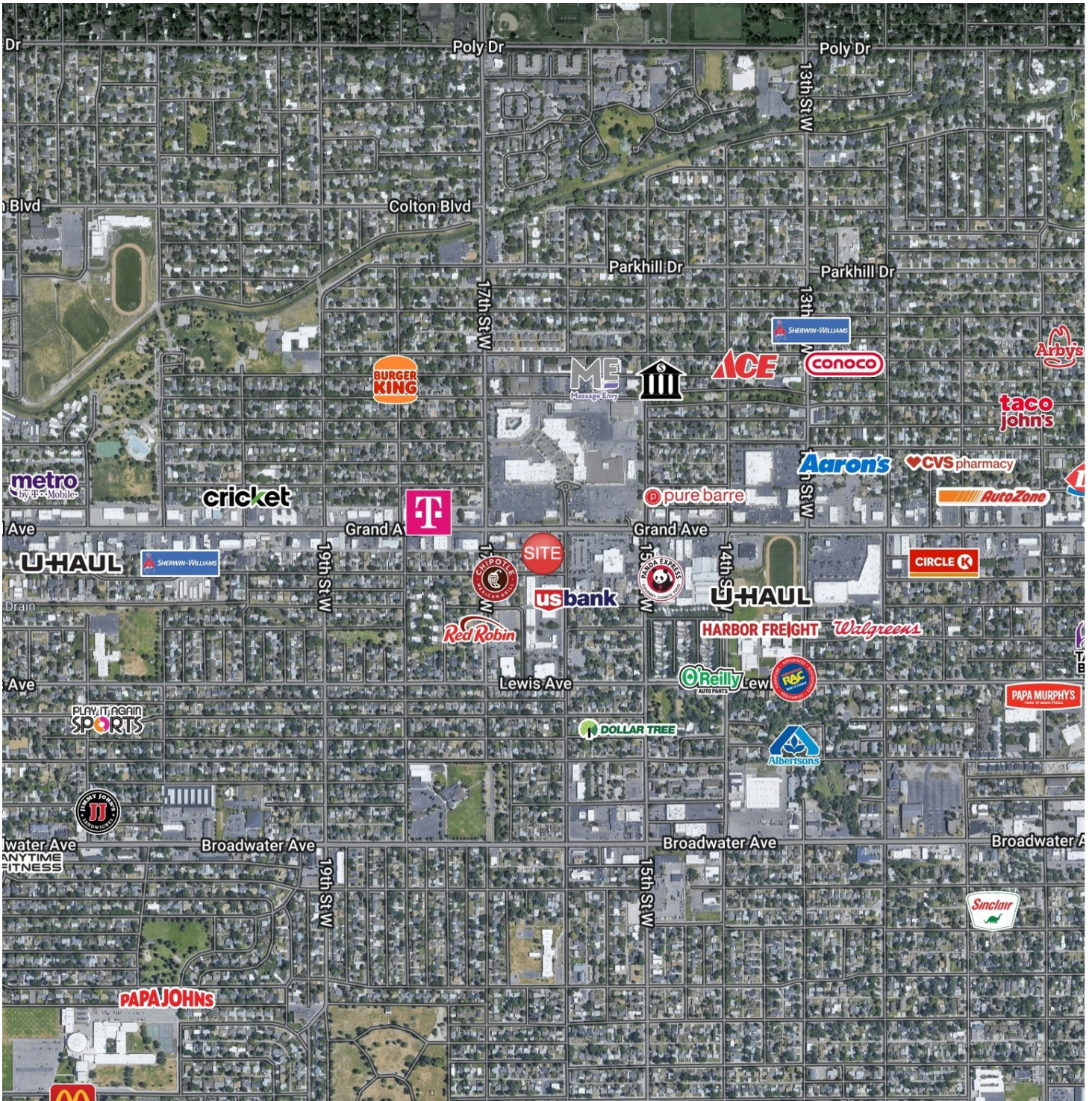


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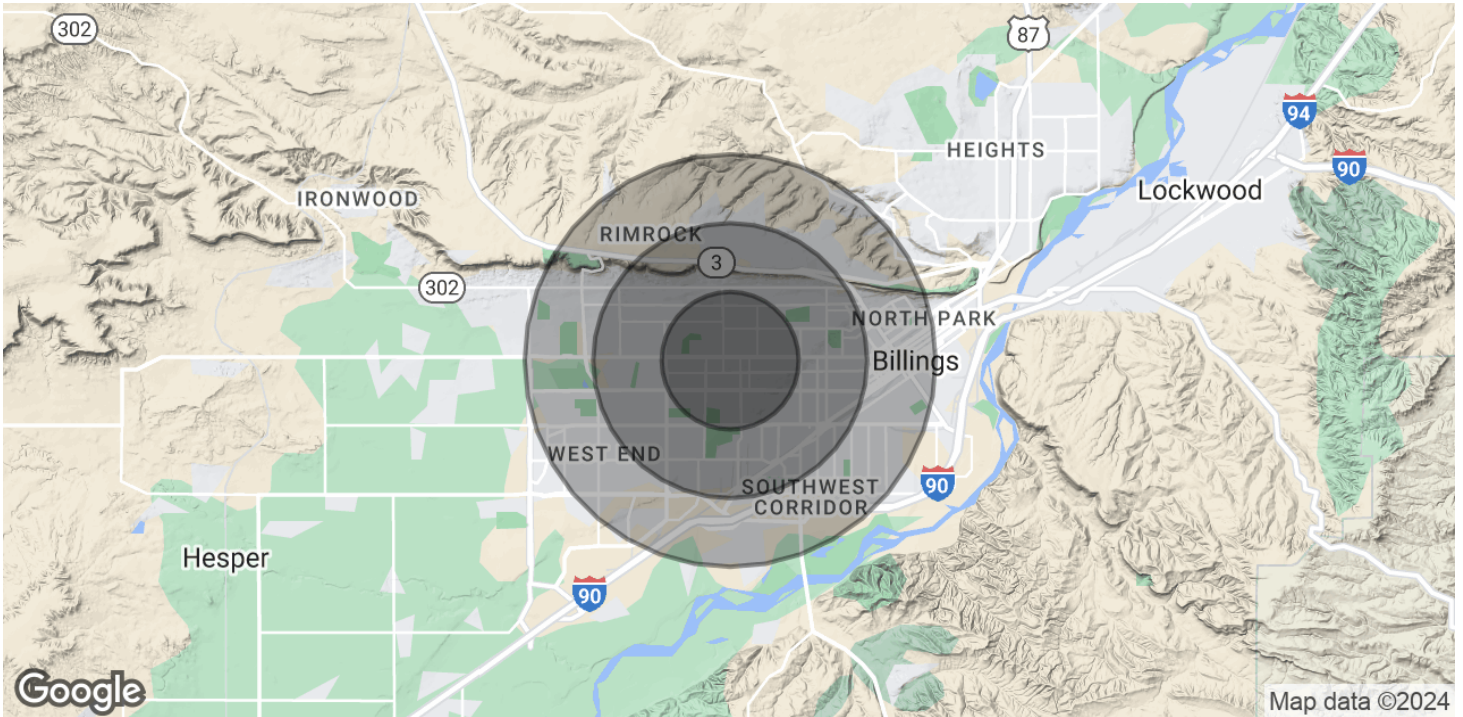


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,030	40,033	66,548
Average Age	41.5	39	39.4
Average Age (Male)	38.3	36.4	37.5
Average Age (Female)	43	41.3	41.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,700	19,044	31,883
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$81,618	\$74,235	\$70,860
Average House Value	\$223,568	\$224,202	\$218,710

* Demographic data derived from 2020 ACS - US Census

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