

# LEASE

## LIBERTY & VINE

2019 Montana Ave Billings, MT 59101

LEASE RATE \$16,640.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

**David Mitchell, SIOR/CCIM**

801 860 4299

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PER MONTH**

### OFFERING SUMMARY

Building Size:	34,820 SF
Available SF:	16,760 SF
Lot Size:	36,090 SF
Year Built:	1914
Renovated:	2018
Zoning:	EB_RSVMs-East Billings Railspur Village Main St

### PROPERTY OVERVIEW

16,288 SF Retail/Showroom/Warehouse for Lease  
\$16,640/mo (Utilities Included)  
Tall 14 ft Ceilings  
Open Layout Makes for Endless Options  
Fire Suppression Throughout  
ADA Accessible  
1 Overhead Door + 1 Dock Door  
Generous Parking  
Location on Busy Montana Ave with High Traffic Counts  
\$8.25 NNN  
NNN = \$4.01 PSF

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### LISTING OVERVIEW

Nestled on Montana Ave downtown, the interior of this 16,000+ square foot space exudes an atmosphere of contemporary elegance fused with industrial charm. As you step inside, your gaze is drawn upward to the towering ceiling, creating a sense of grandeur and spaciousness. Sunlight streams in through the tall windows, casting warm rays that dance across the polished floors, illuminating the vast expanse within. The open layout of the interior lends itself to versatility, offering ample room for creative customization and functional design. Against the backdrop of exposed brick walls, the space resonates with a timeless appeal, blending modern sophistication with the rustic allure of its historical roots.



Outside, the building boasts a generous parking area, providing convenient accessibility in the bustling downtown district. The exterior, adorned with weathered brick, stands as a testament to the architectural heritage of the area, while hinting at the building's storied past. Its presence commands attention amidst the urban landscape, offering a welcoming retreat for businesses, events, or ventures seeking a distinctive venue in the heart of the city. With its blend of classic charm and contemporary amenities, this downtown building promises to inspire creativity, foster innovation, and serve as a beacon of possibility in the vibrant tapestry of downtown life.

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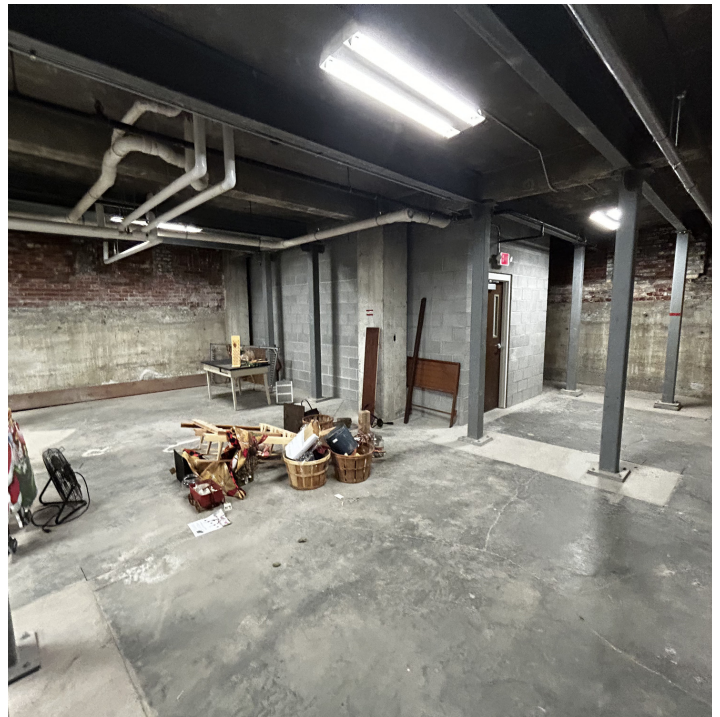
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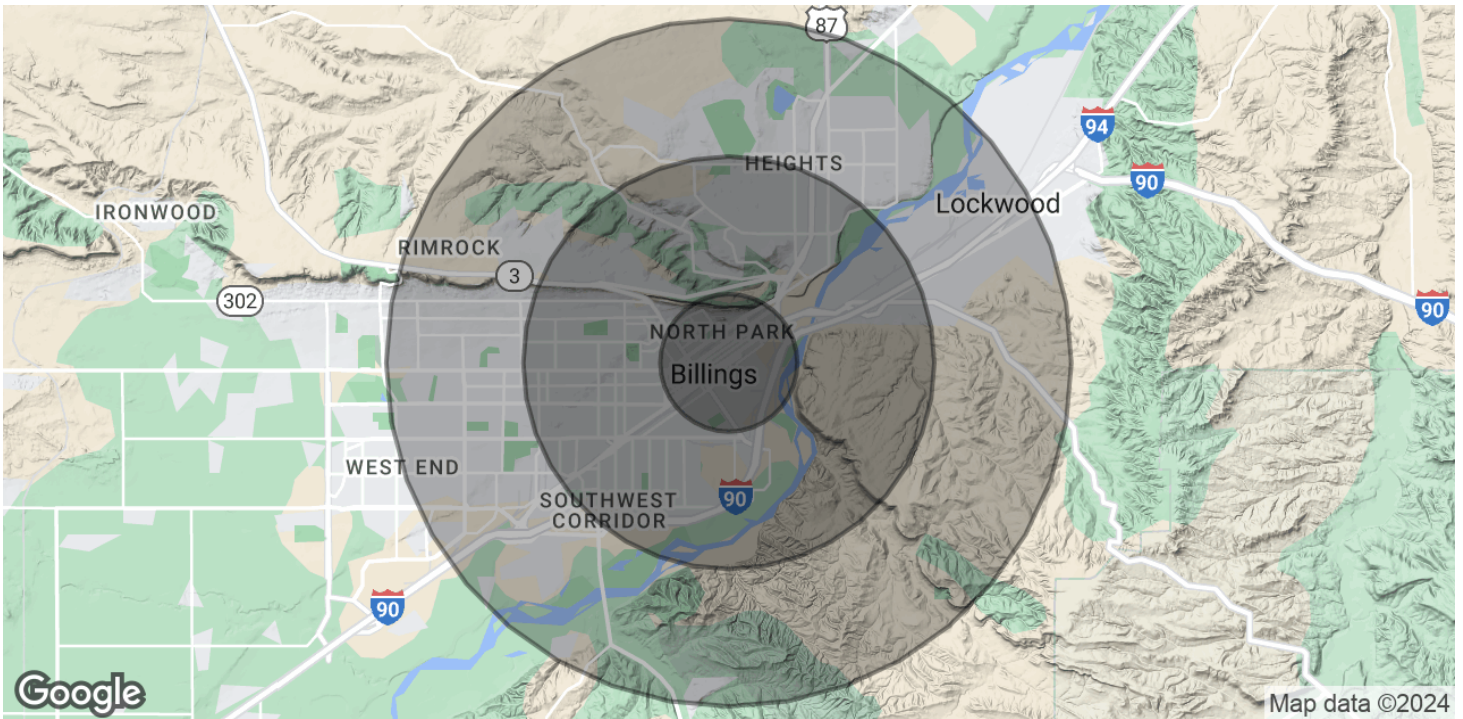
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,758	49,749	90,155
Average Age	35.2	35.5	37.8
Average Age (Male)	34.6	34.2	36.7
Average Age (Female)	36.9	37.3	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,244	23,768	41,828
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$39,203	\$59,736	\$68,911
Average House Value	\$151,428	\$192,356	\$213,190

\* Demographic data derived from 2020 ACS - US Census

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