

# LEASE

## LIBERTY & VINE

2019 Montana Ave Billings, MT 59101



**LEASE RATE** \$1,036 - \$16,640 per month  
**SIZE** 1,014 SF - 16,640 SF

**Nathan Matelich, CCIM**  
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**David Mitchell, SIOR/CCIM**  
801 860 4299

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Lease Rate

**\$1,036.00 -  
\$16,640.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	34,820 SF
Available SF:	1,014 - 16,760 SF
Lot Size:	36,090 SF
Year Built:	1914
Renovated:	2018
Zoning:	EB RSVMS East Billings Railspur Village Main St

## PROPERTY OVERVIEW

1,014 to 16,288 SF Retail/Showroom for Lease

Tall 14 ft Ceilings

Open Layout Makes for Endless Options

Fire Suppression Throughout

ADA Accessible

1 Overhead Door + 1 Dock Door

29 Parking Spots Available

Location on Busy Montana Ave with High Traffic Counts

\$8.25 NNN

NNN = \$4.01 PSF

NOTE: Basement storage space, accessible by freight elevator, of 5,000 to 10,982 SF is available for lease for \$2-4 NNN

## OTHER RESOURCES

[View Virtual Tour](#)

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## LEASE INFORMATION

Lease Type:	utilities included	Lease Term:	Negotiable
Total Space:	1,014 - 16,760 SF	Lease Rate:	\$1,035.97 - \$16,640.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Space A	Available	1,014 SF	\$1,036 per month	Restaurant/Bakery with 2 Bathrooms
Space B	Available	4,966 SF	\$5,074 per month	Western Section
Space C	Available	5,881 SF	\$6,008 per month	Middle Section
Space D	Available	4,801 SF	\$4,905 per month	Eastern Section
Entire Building	Available	16,760 SF	\$16,640 per month	-

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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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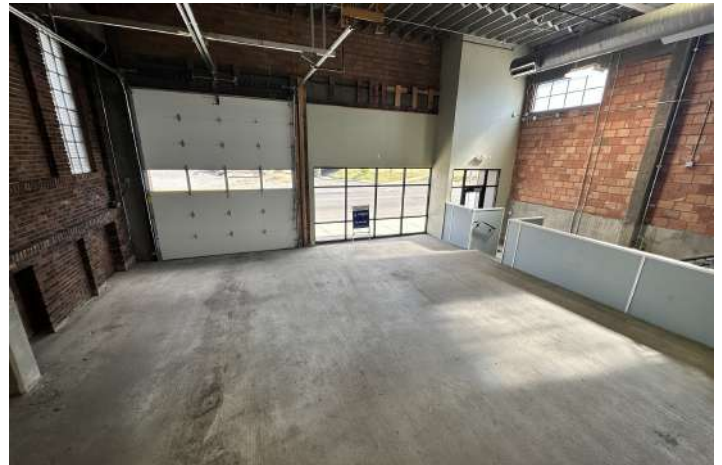


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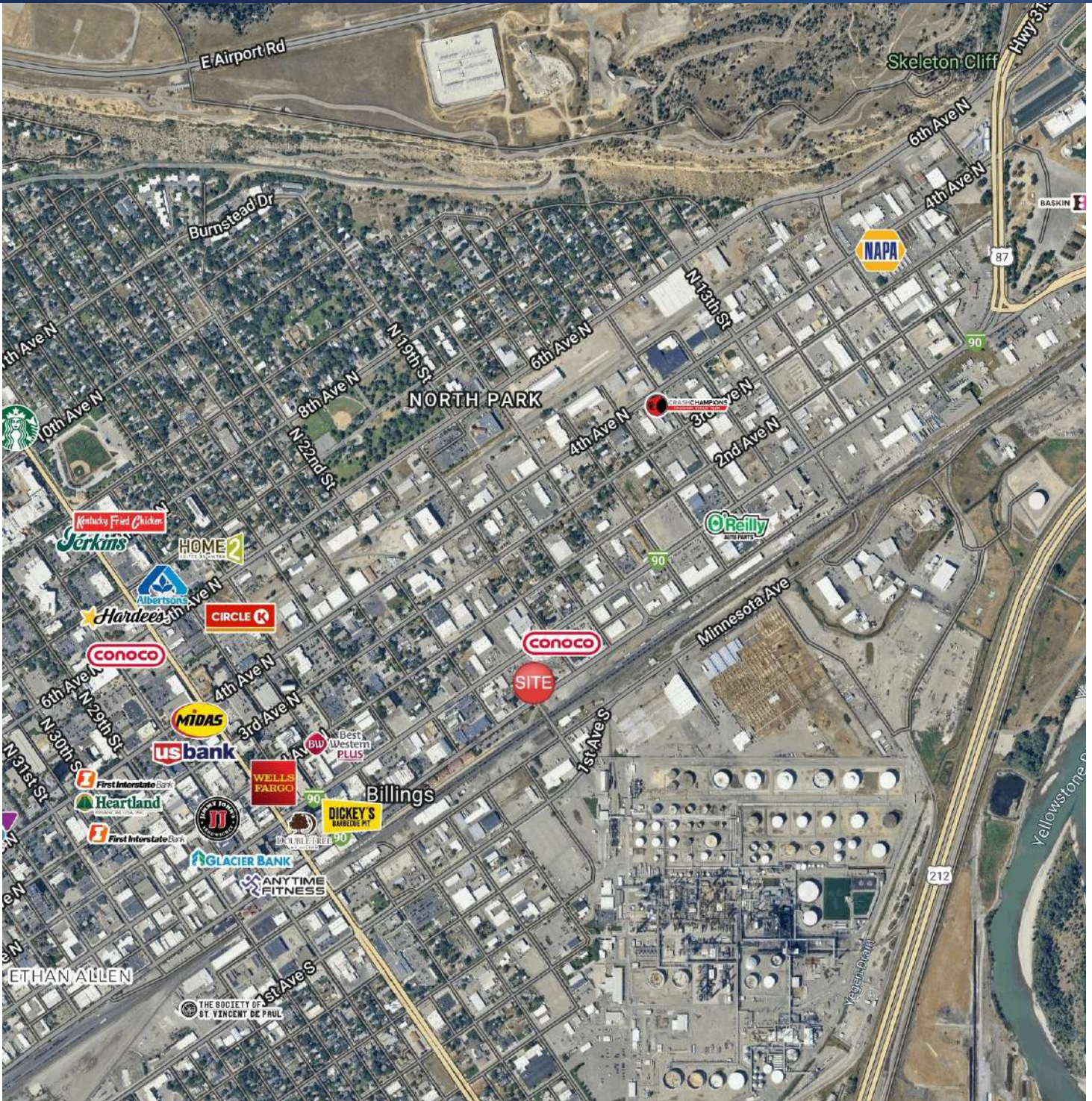


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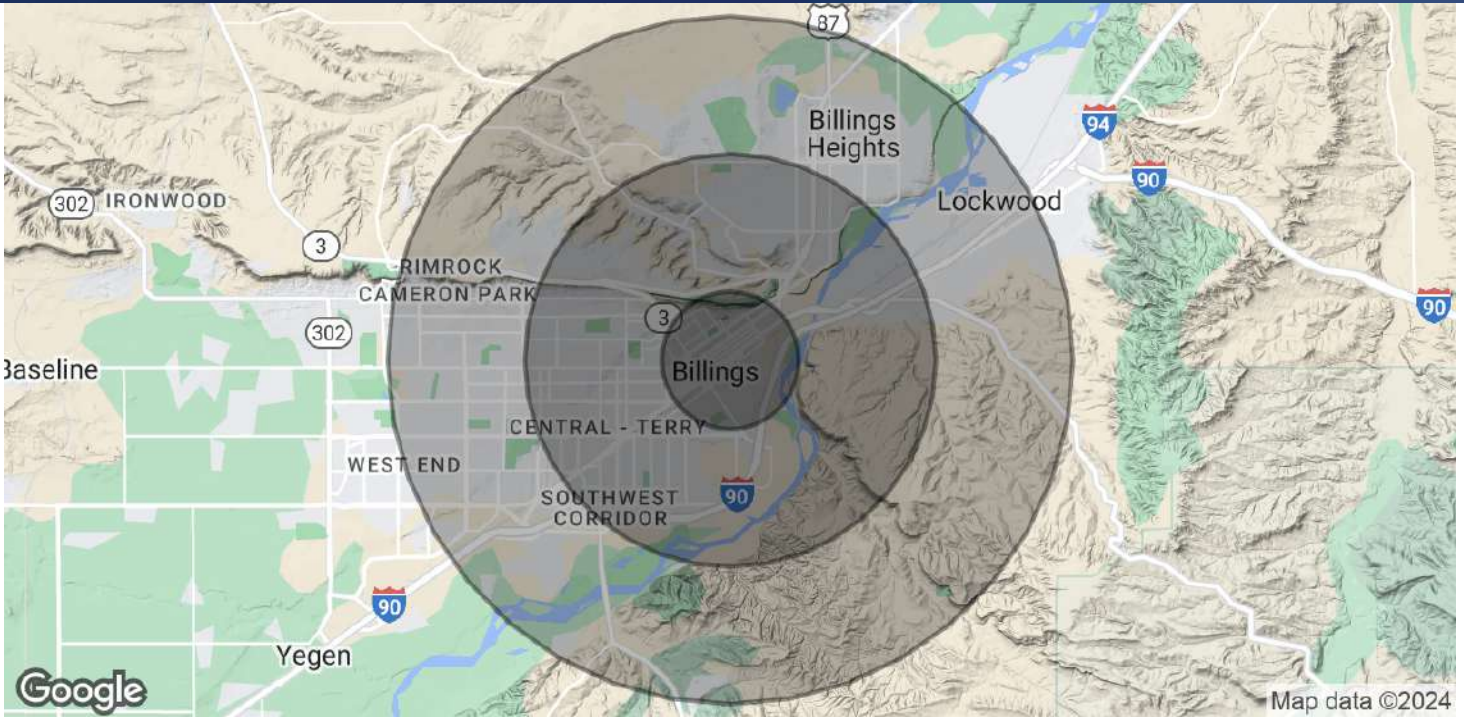
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## POPULATION

	1 MILE	3 MILES	5 MILES
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

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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

2020 American Community Survey (ACS)

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