

# LEASE

**801 14TH ST W**

801 14th St W Billings, MT 59102



**LEASE RATE**

\$750.00 per month

**SIZE**

1,800 SF

**Nathan Matelich, CCIM**

406 781 6889

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## OFFERING SUMMARY

Lease Rate:	\$750.00 per month (+ utilities)
Building Size:	15,533 SF
Available SF:	1,400 SF
Lot Size:	33,515 SF
Year Built:	1943
Renovated:	1995
Zoning:	CMU2-Corridor Mixed Use 2

## PROPERTY OVERVIEW

1,400 SF Shop Space  
For Lease \$750/mo + Utilities  
10 ft Overhead Door  
Heated Shop  
Base Rent = \$3.93 PSF NNN  
NNN = \$2.50 PSF

## LOCATION OVERVIEW

Looking for a centrally located warehouse space in a convenient midtown location? The Colonial Building might be the perfect location for your business with its charming newly ungraded exterior, attractive interior finishes and versatile shop/warehouse space.

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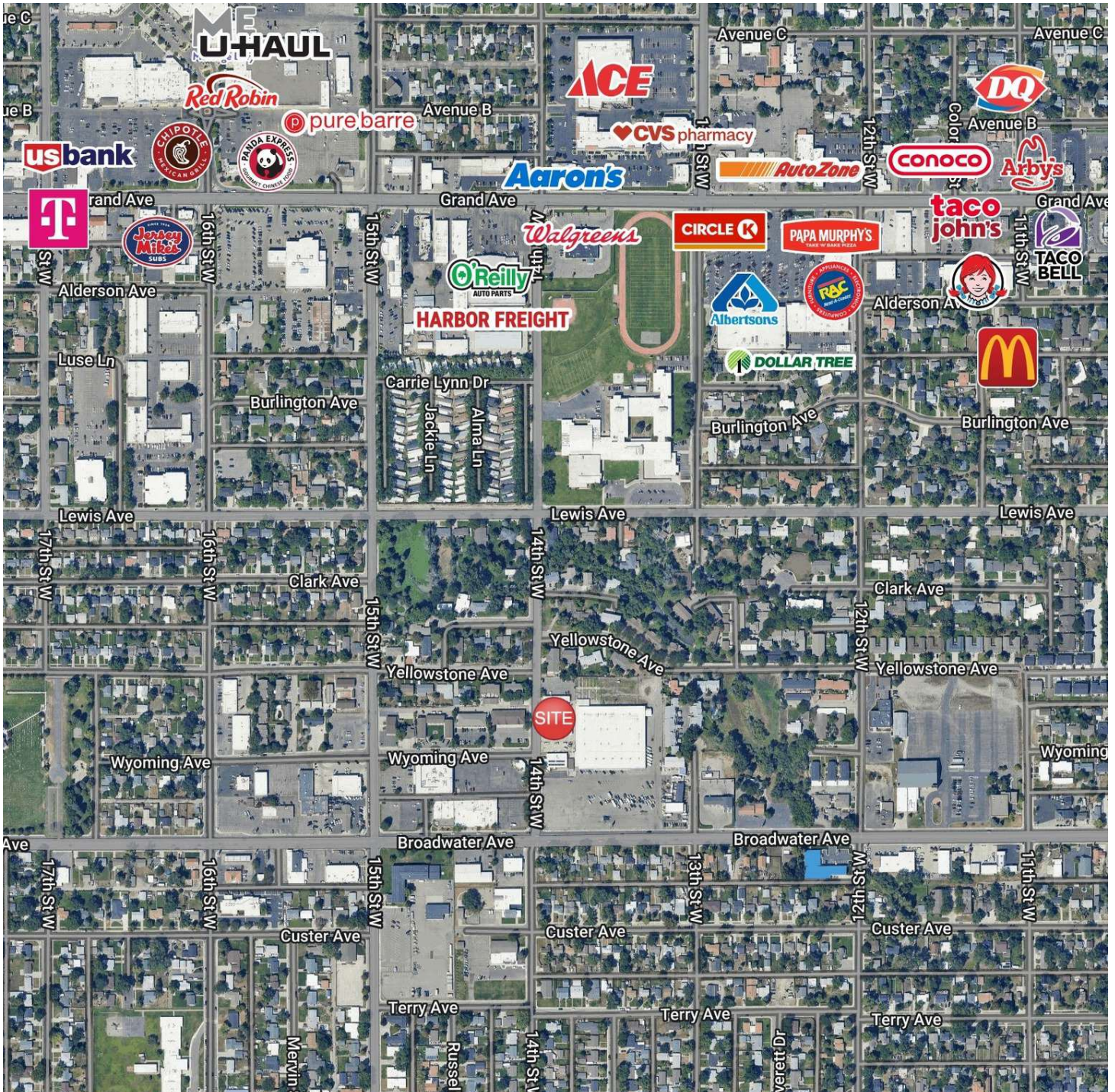


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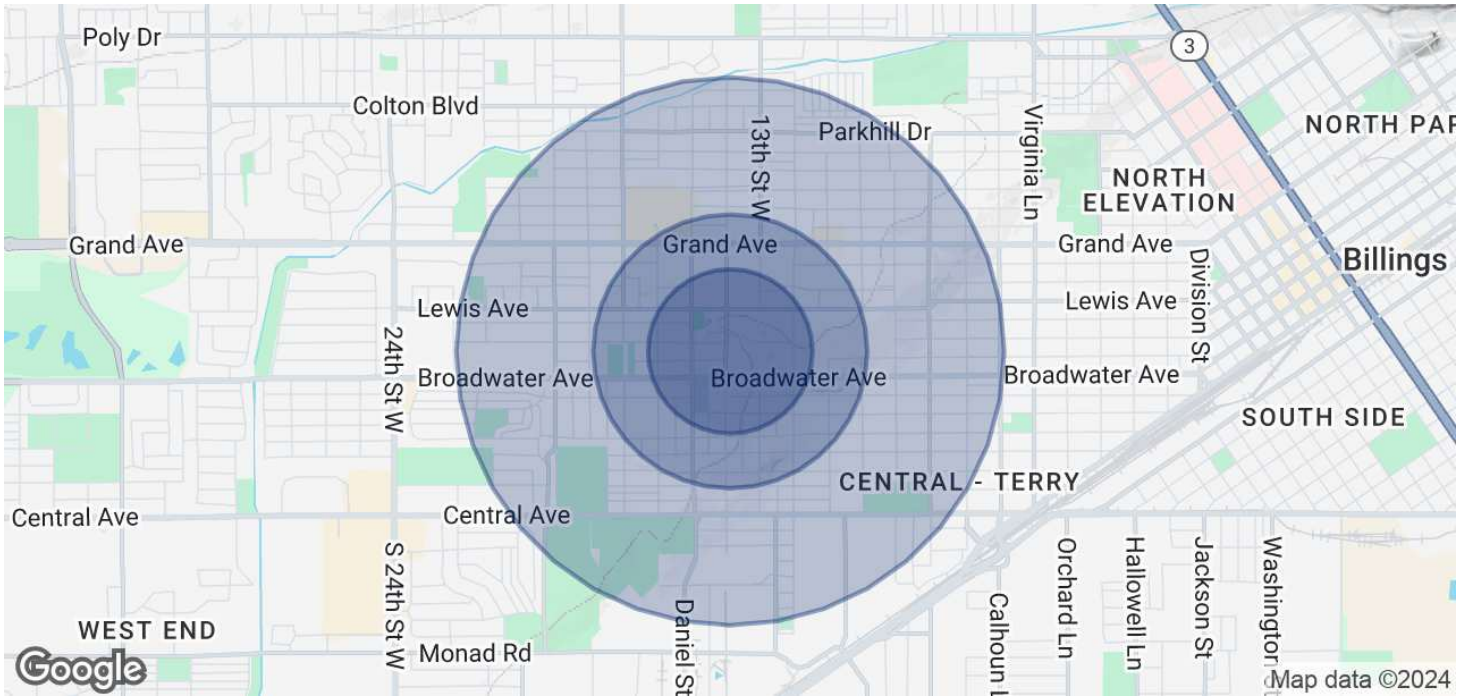
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,288	3,645	14,359
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	610	1,673	6,575
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$75,078	\$75,522	\$81,188
Average House Value	\$280,940	\$281,767	\$317,799

Demographics data derived from AlphaMap

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