

SALE / LEASE

4025 1ST AVE S

4025 1st Ave S Billings, MT 59101



SALE PRICE \$1,970,000
LEASE RATE \$2,687.50 - \$9,532.00 per month

Nathan Matelich, CCIM
406 781 6889

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Sale Price	\$1,970,000
Lease Rate	\$2,687.50 - \$9,532.00 PER MONTH

OFFERING SUMMARY

Building Size:	23,160 SF
Available SF:	3,000 - 11,160 SF
Lot Size:	77,500 SF
Price / SF:	\$85.06
Year Built:	1973
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

23,160 SF Shop/Warehouse Building
77,500 SF of Land
7 qty 14 ft Overhead Doors
2 Loading Docks
3 Phase Power
4 Separate Tenant Spaces – 3,000 SF, 3,000 SF, 6,000 SF and 11,000 SF
Fenced Yard Space
Ideal for Owner Occupant, Investment or Owner Occupied with Additional Rental Income
NNN = \$2.50 PSF

LOCATION OVERVIEW

Centrally located 23,160 SF Shop/Warehouse that provides a buyer with tremendous flexibility to owner occupy or own for strictly investment purposes. With 2 loading docks, 7 overhead doors and 3 phase power, this property caters to both manufacturing companies and warehousing/distribution companies alike. Most units are vacant or on a month to month lease. Listed for sale at \$85 PSF or for lease at \$7.75-\$8.25 NNN, this building provides affordable options for buyers and tenants alike.

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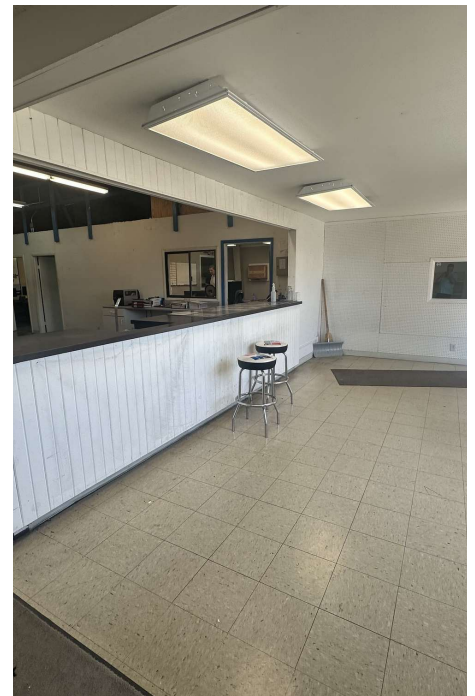
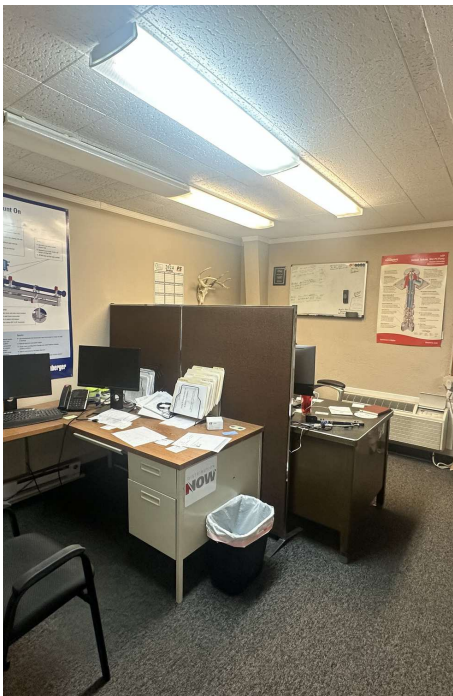
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UNIT 1 & 2 - VACANT

- 11,160 SF Shop/Warehouse
- For Lease - \$9,532.50/mo + Utilities (\$7.75 PSF NNN)
- 3 qty 14 ft Overhead Doors
- Customer Service Counter
- 3 Private Offices
- Breakroom
- 4 Bathrooms
- Retail Exposure Along 1st Ave S
- Fenced Yard
- 3 Phase Power



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UNIT 3 & 4 - MONTH TO MONTH TENANT (OWNER)

- 6,000 SF Shop/Warehouse
- Leased at \$4,875/mo + Utilities (\$7.25 PSF NNN)
- 2 qty 14 ft Overhead Doors
- Loading Dock
- 1 Office/Breakroom
- No Bathrooms
- 3 Phase Power



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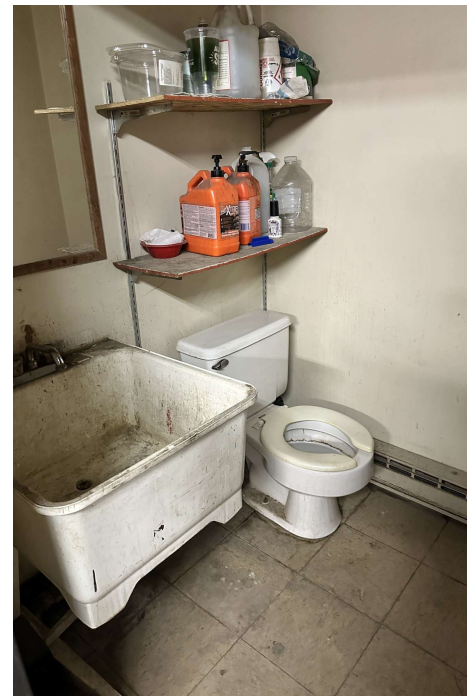
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UNIT 5 - VACANT

- 3,000 SF Shop/Warehouse
- For Lease - \$2,687.50/mo + Utilities (\$8.25 PSF NNN)
- 1 qty 14 ft Overhead Door
- 1 Office
- 1 Bathroom
- 3 Phase Power



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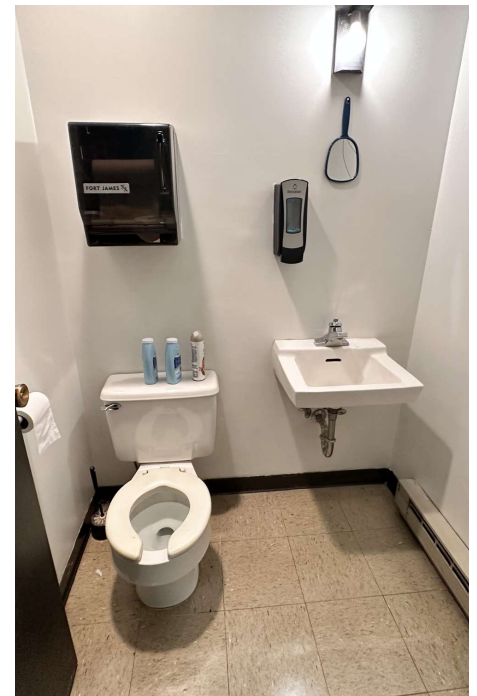
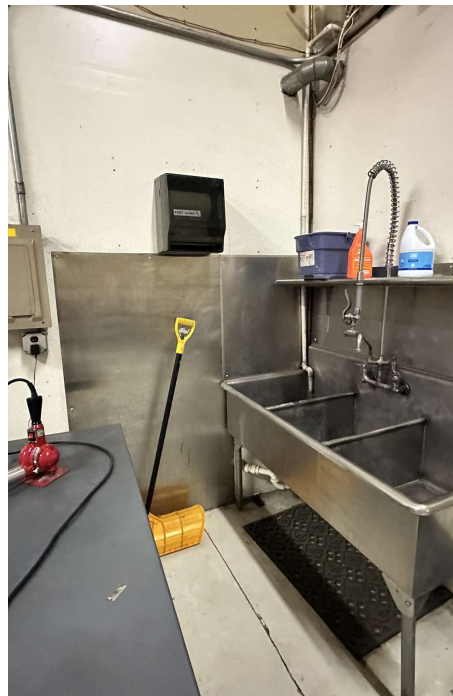
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UNIT 6 - VACANT

- 3,000 SF Shop/Warehouse
- For Lease - \$2,687.50/mo + Utilities (\$8.25 PSF NNN)
- 1 qty 14 ft Overhead Door
- 1 Loading Dock
- 1 Office
- 1 Storage Room
- 1 Bathroom
- 3 Phase Power



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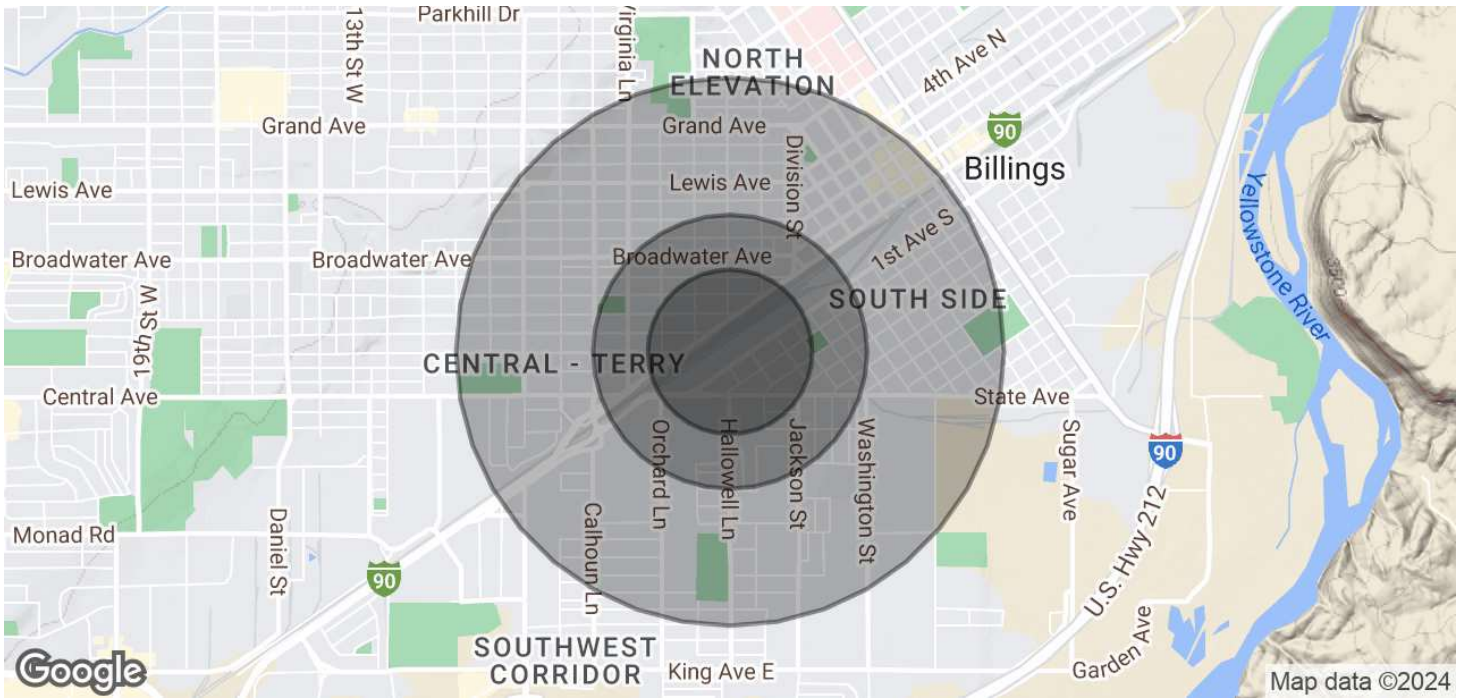


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	432	3,304	13,442
Average Age	38	38	39
Average Age (Male)	38	38	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	1,534	6,022
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$60,306	\$58,557	\$63,452
Average House Value	\$215,409	\$246,774	\$300,982

Demographics data derived from AlphaMap

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