

LEASE

1707 4TH AVE N

1707 4th Ave N Billings, MT 59101



LEASE RATE

\$3,900.00 per month

SIZE

4,800 sf

Nathan Matelich, CCIM

(406)781-6889

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OFFERING SUMMARY

Lease Rate:	\$3,900.00 per month (+ utilities)
Building Size:	19,800 SF
Available SF:	4,800 SF
Lot Size:	31,500 SF
Year Built:	1961
Zoning:	EB_CW-East Billings Central Works

PROPERTY OVERVIEW

- *4,800 SF Shop/Warehouse for Lease
- *14 ft Overhead Door
- *18 ft Sidewalls
- *220 Electrical Outlet
- *1,000 SF Showroom with 1 Private Office
- *3,800 SF of Shop/Warehouse
- *Gas Forced Air Heat
- *Bathroom
- *Modern Exterior with Great Signage Opportunity on Busy 4th Ave N
- *\$7.94 PSF NNN. NNN = \$1.81 PSF

NOTE: Currently available starting November 1, 2024.

LOCATION OVERVIEW

1707 4th Ave N is one of Billings premier shop/warehouse complexes with tall ceilings, plenty of power and a modern look that says you run a top notch business. The layout includes a 1,000 SF Showroom with private office and 3,800 SF shop/warehouse with 1 bathroom. With its central location, this shop/warehouse would be ideal for any contracting or service business servicing the Billings area.

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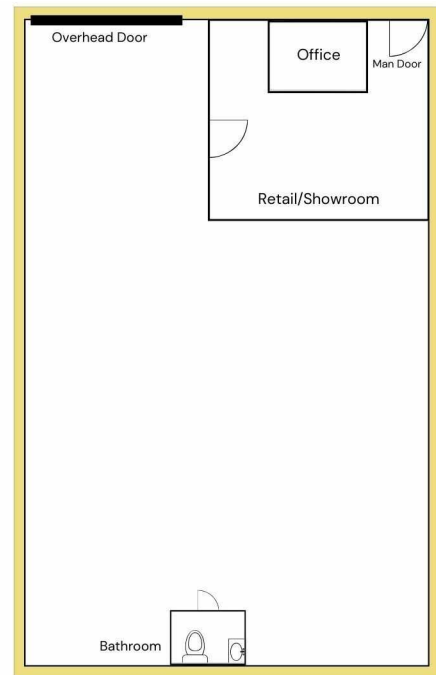
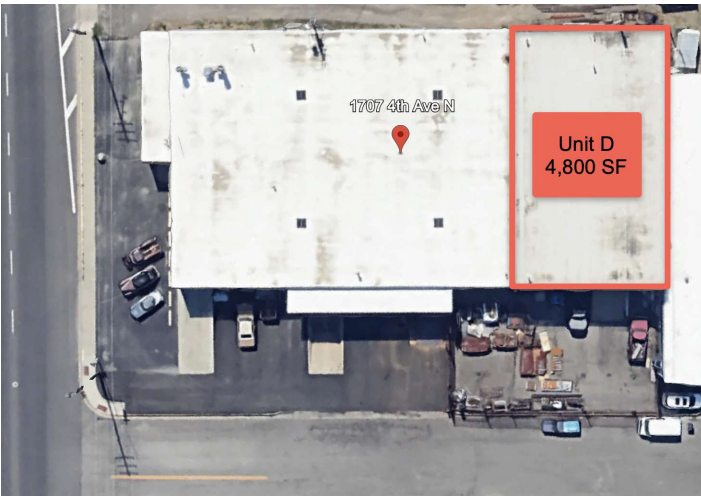
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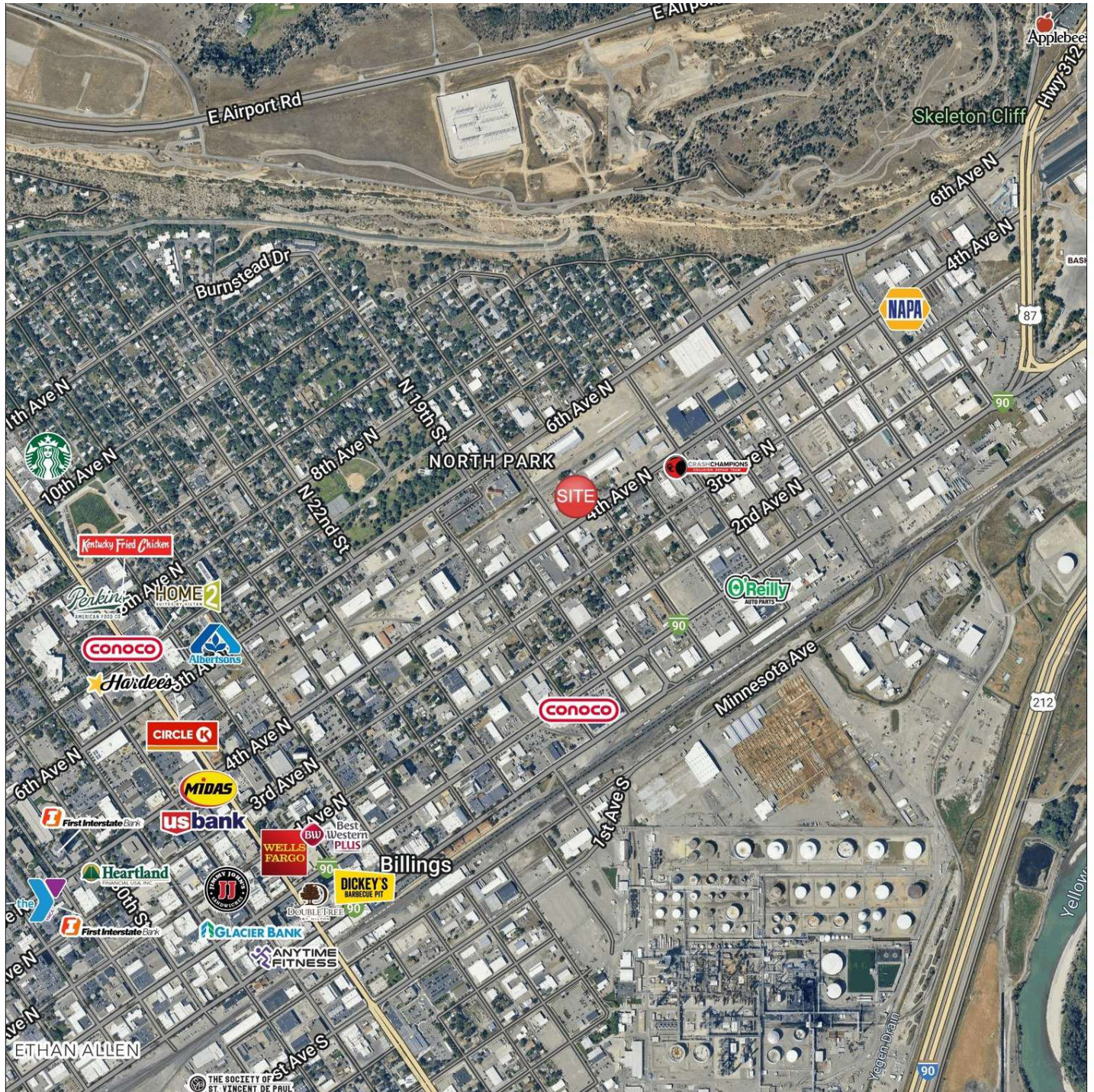


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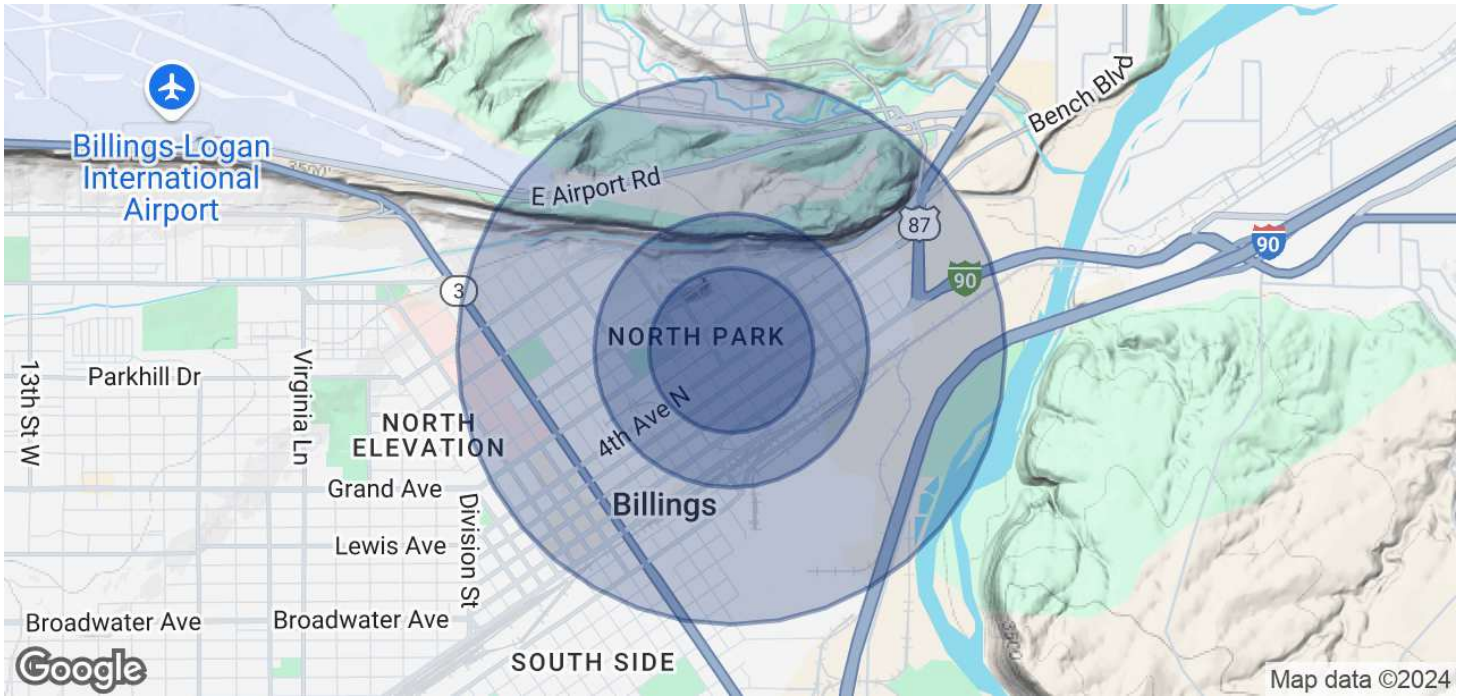


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	360	1,887	5,238
Average Age	38	38	39
Average Age (Male)	39	39	40
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	176	935	2,568
# of Persons per HH	2	2	2
Average HH Income	\$57,241	\$56,206	\$59,392
Average House Value	\$512,972	\$452,217	\$367,846

Demographics data derived from AlphaMap

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