

LEASE

1707 4TH AVE N, UNIT 4

1707 4th Ave N, Unit 4 Billings, MT 59101



LEASE RATE REDUCED \$3,500.00 per month

SIZE 4,800 sf

Nathan Matelich, CCIM

(406) 781-6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



LEASE

1707 4TH AVE N, UNIT 4

1707 4th Ave N, Unit 4 Billings, MT 59101



Lease Rate
Reduced to

**\$3,500.00 PER
MONTH**

OFFERING SUMMARY

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
- *\$6.94 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.

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1707 4TH AVE N, UNIT 4
1707 4th Ave N, Unit 4 Billings, MT 59101



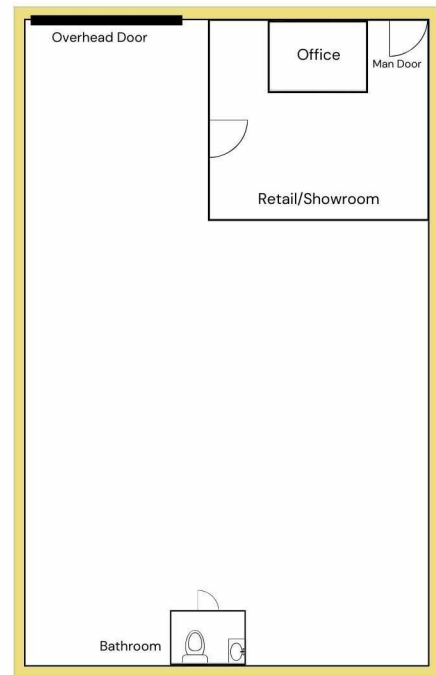
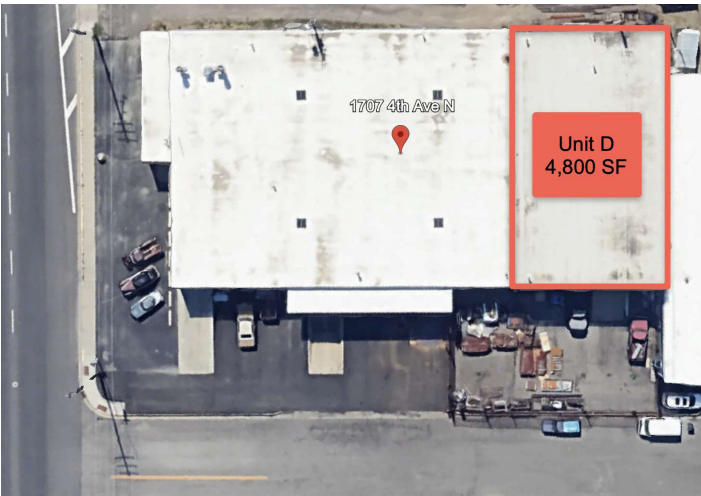
Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1707 4TH AVE N, UNIT 4
1707 4th Ave N, Unit 4 Billings, MT 59101



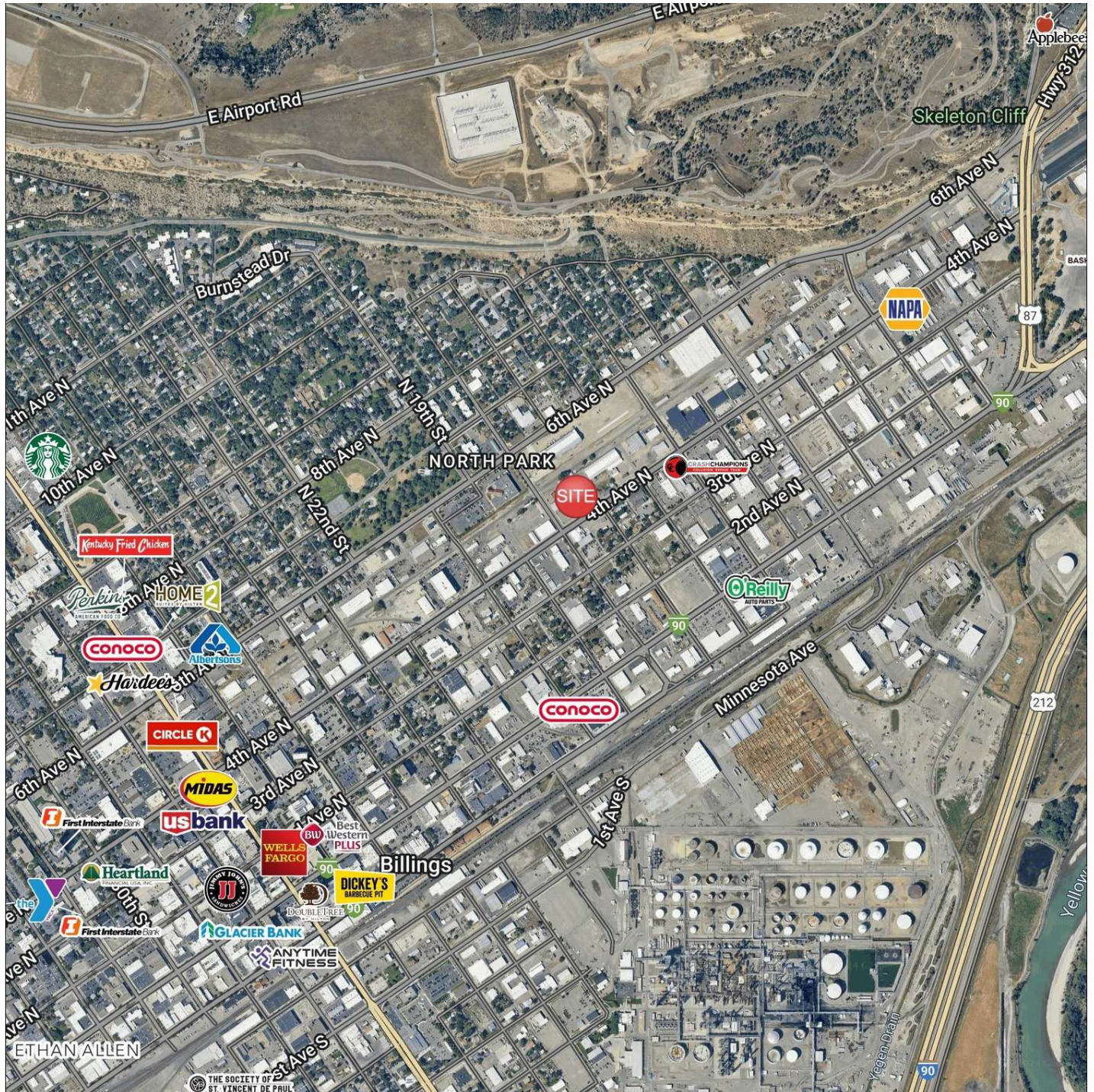
Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1707 4TH AVE N, UNIT 4
1707 4th Ave N, Unit 4 Billings, MT 59101



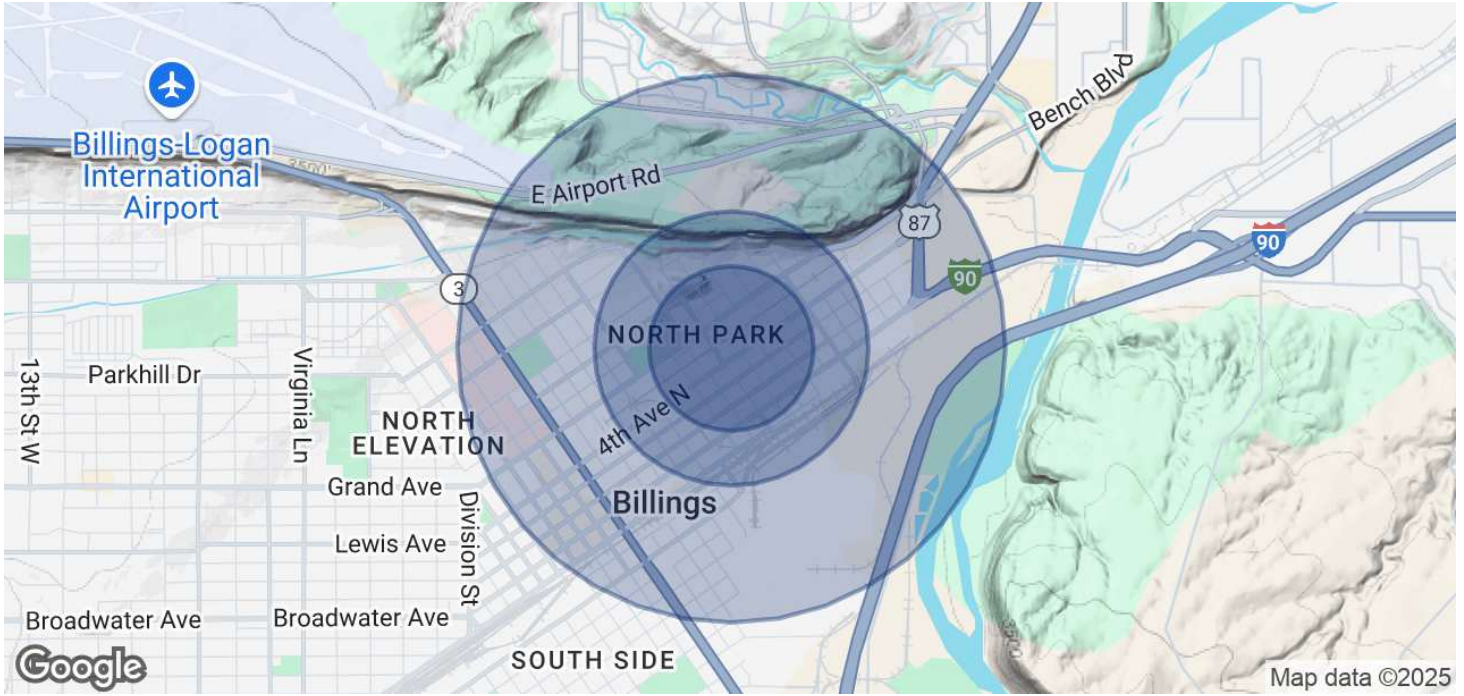
Nathan Matelich, CCIM
(406) 781-6889



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

1707 4TH AVE N, UNIT 4
 1707 4th Ave N, Unit 4 Billings, MT 59101



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	692	1,887	5,295
Average Age	38	38	39
Average Age (Male)	39	39	40
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME			
Total Households	336	935	2,598
# of Persons per HH	2.1	2	2
Average HH Income	\$56,869	\$56,206	\$59,386
Average House Value	\$489,562	\$452,217	\$367,311

Demographics data derived from AlphaMap

Nathan Matelich, CCIM
 (406) 781-6889



**COLDWELL BANKER
 COMMERCIAL**
 CBS