

# LEASE

## 1707 4TH AVE N, UNIT 4

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



**LEASE RATE REDUCED** \$4,000.00 per month

**SIZE** 5,529 sf

**Nathan Matelich, CCIM**  
(406) 781-6889

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Lease Rate  
Reduced to

**\$4,000.00 PER  
MONTH**

## OFFERING SUMMARY

Building Size:	19,800 SF
Available SF:	5,529 SF
Lot Size:	31,500 SF
Year Built:	1961
Zoning:	EB_CW-East Billings Central Works
Price SF:	\$6.87 PSF NNN
	\$1.81 PSF

## PROPERTY OVERVIEW

- \*5,529 SF Shop/Warehouse for Lease
- \*14 ft Overhead Door
- \*18 ft Sidewalls
- \*220 Electrical Outlet
- \*1,000 SF Showroom with 1 Private Office
- \*4,500 SF of Shop/Warehouse
- \*Gas Forced Air Heat
- \*Modern Exterior
- \*Bathroom
- \*Extra Insulation Recently Added to Ceiling
- \*Landlord Willing to Remodel Showroom & Add AC
- \*Great Signage Opportunity on Busy 4th Ave N

## 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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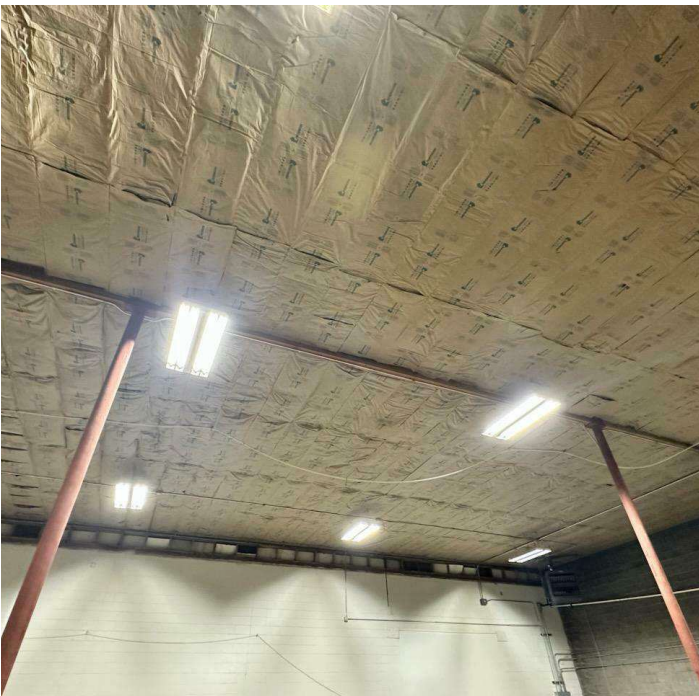
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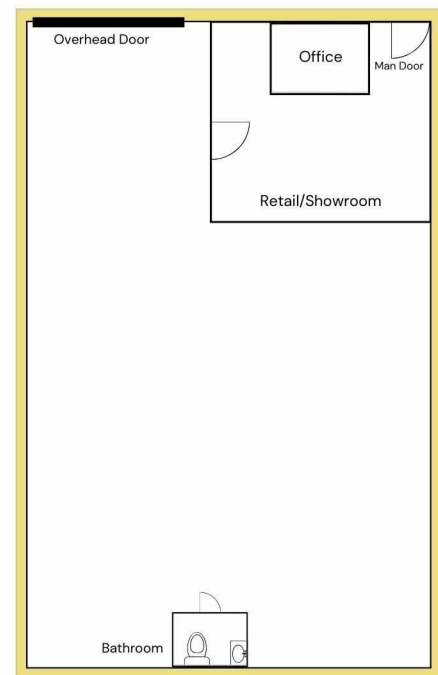
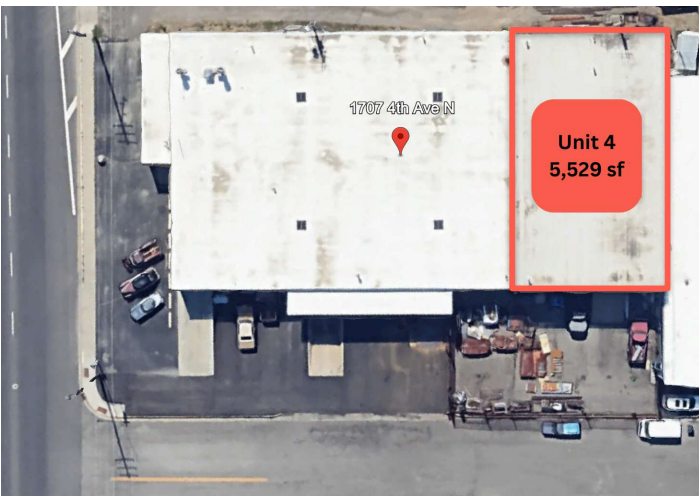


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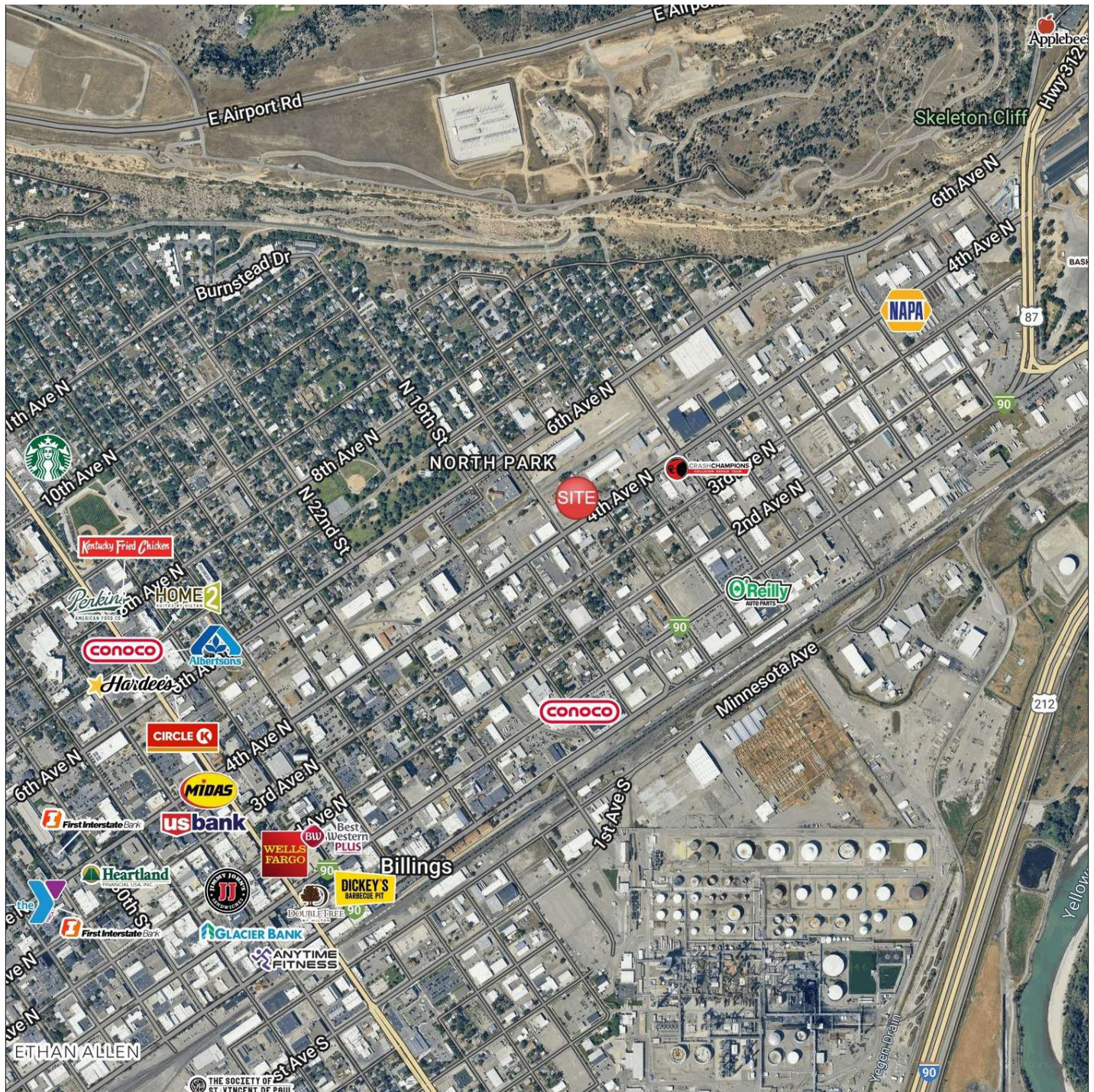
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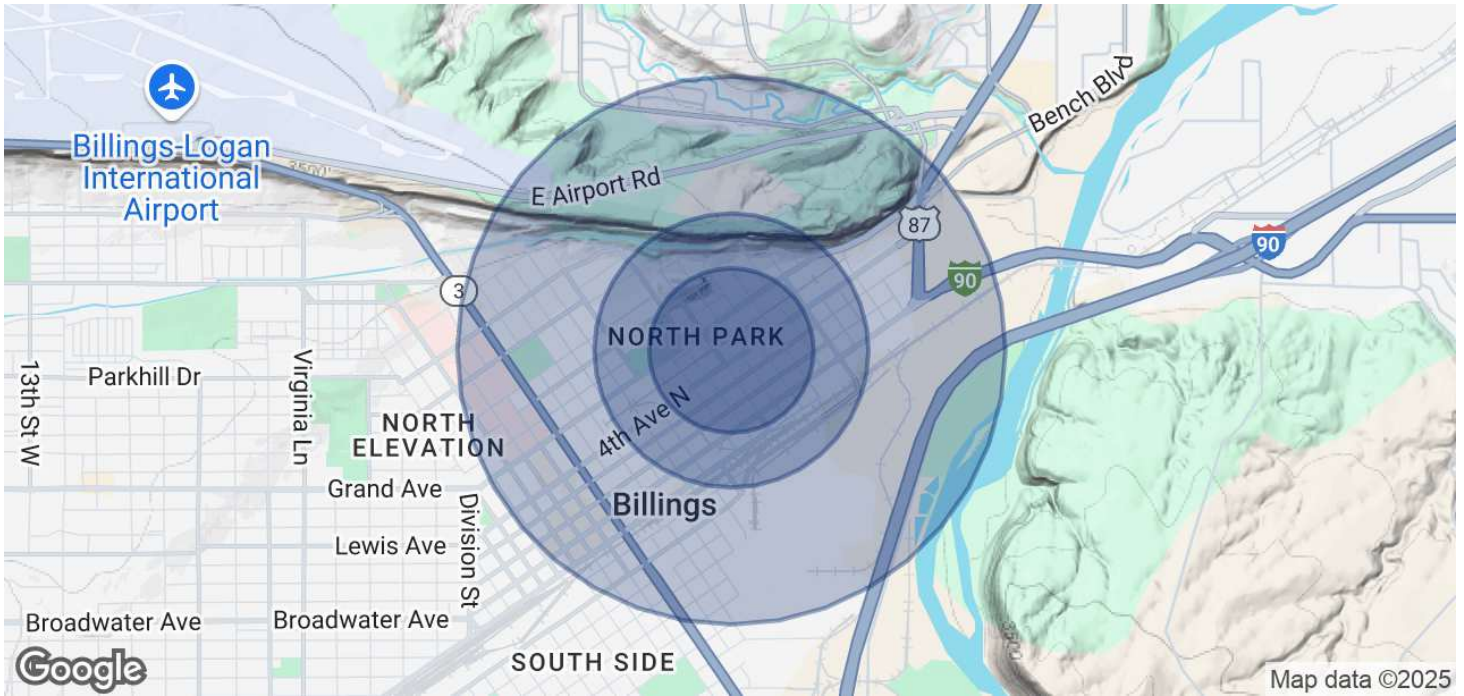
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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

	0.3 MILES	0.5 MILES	1 MILE
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

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