

# LEASE

## 317 NORTH 13TH STREET

317 North 13th Street Billings, MT 59101



**LEASE RATE**      \$1,325.00 per month  
**SIZE**                1,875 sf

**Nathan Matelich, CCIM**  
406 781 6889

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## OFFERING SUMMARY

Lease Rate:	\$1,325.00 per month (+ utilities)
Building Size:	8,376 SF
Available SF:	1,875 SF
Lot Size:	28,000 SF
Year Built:	1962
Zoning:	EB_13th-East Billings 13th St Main St

## PROPERTY OVERVIEW

- \*1,875 SF Retail/Shop/Warehouse for Lease
- \*\$1,325/mo + Utilities
- \*550 SF Retail/Office
- \*1,325 SF Shop
- \*8ft Overhead Door
- \*Heated and Cooled
- \*Shared Fenced Yard
- \*2 bathrooms
- \*220 outlet

## LOCATION OVERVIEW

317 N 13th St is a retail/shop/warehouse for lease and is ideal for any small business that needs a mix of retail/office with shop/warehouse and yard space. Located just east of downtown Billings, this is an ideal location for businesses who have customers coming from the Heights, Lockwood or even West End of Billings. This property is fully heated and cooled and was previously the home of Art Signs that produced commercial grade signs.

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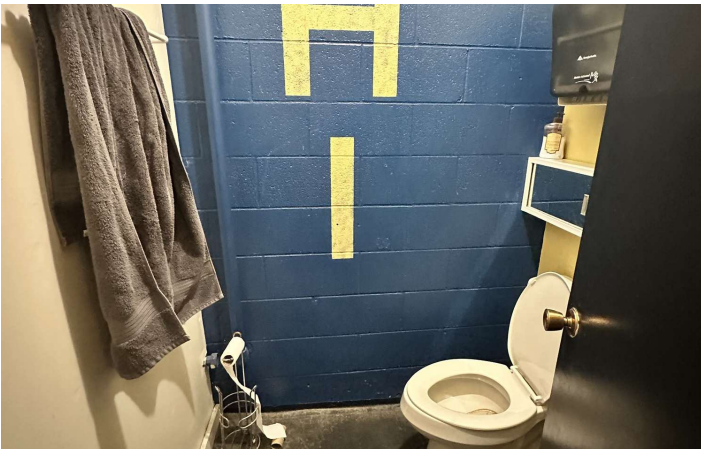
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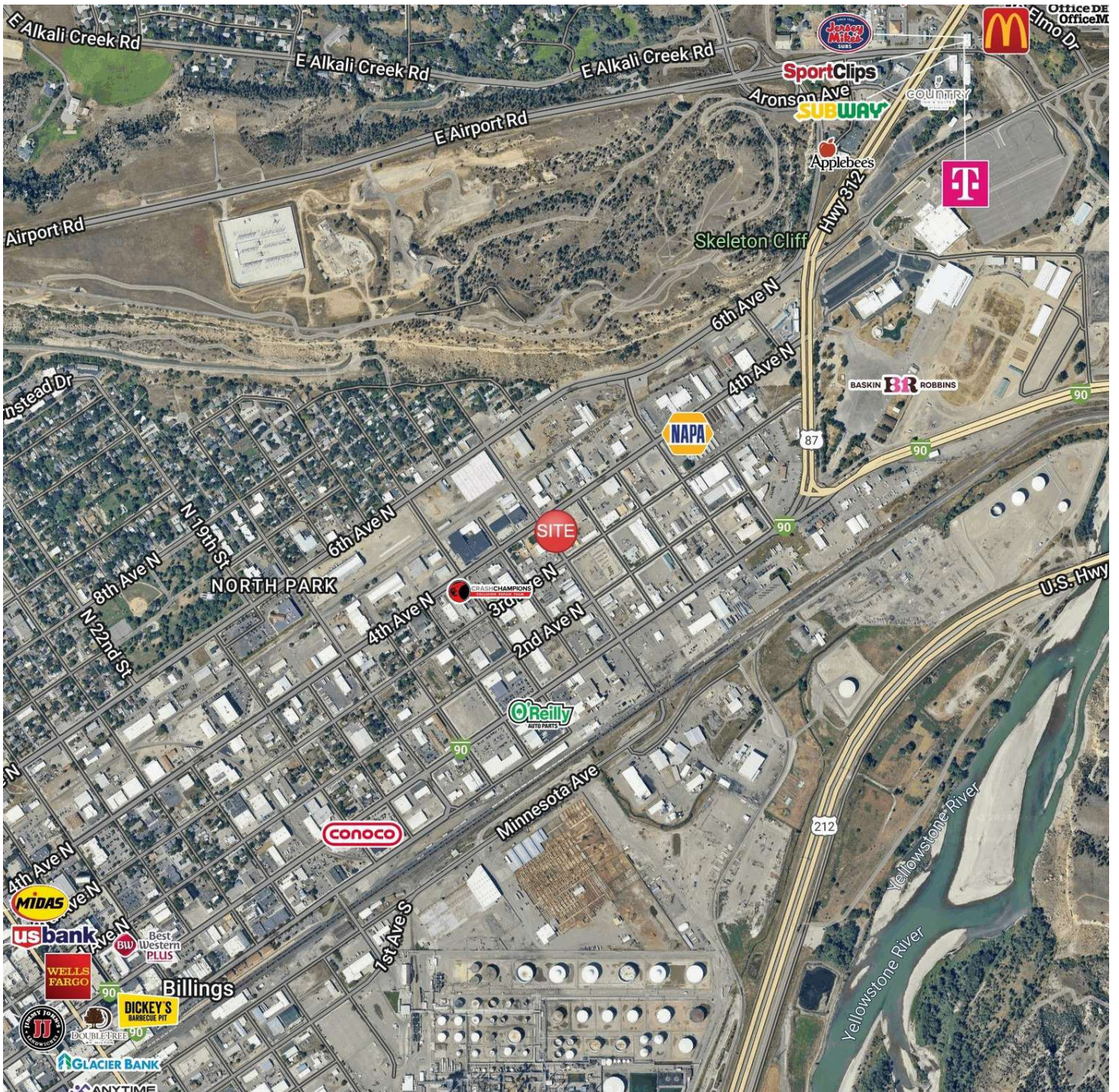
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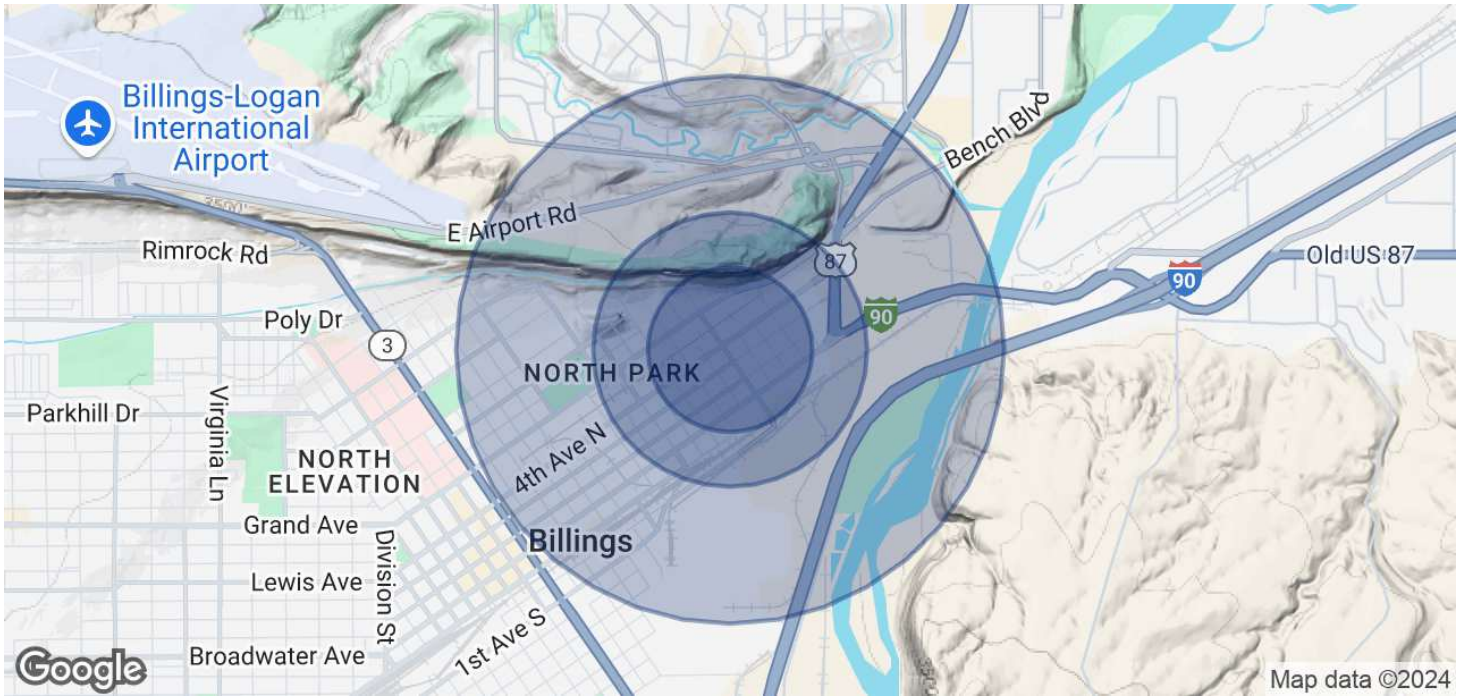
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	160	578	3,710
Average Age	37	37	39
Average Age (Male)	38	37	39
Average Age (Female)	37	36	39
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	77	275	1,823
# of Persons per HH	2.1	2.1	2
Average HH Income	\$56,103	\$55,660	\$61,804
Average House Value	\$441,400	\$409,325	\$384,527

Demographics data derived from AlphaMap

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