

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

©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

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



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.

Nathan Matelich, CCIM
(406)781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



Nathan Matelich, CCIM
(406)781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



Nathan Matelich, CCIM
(406)781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



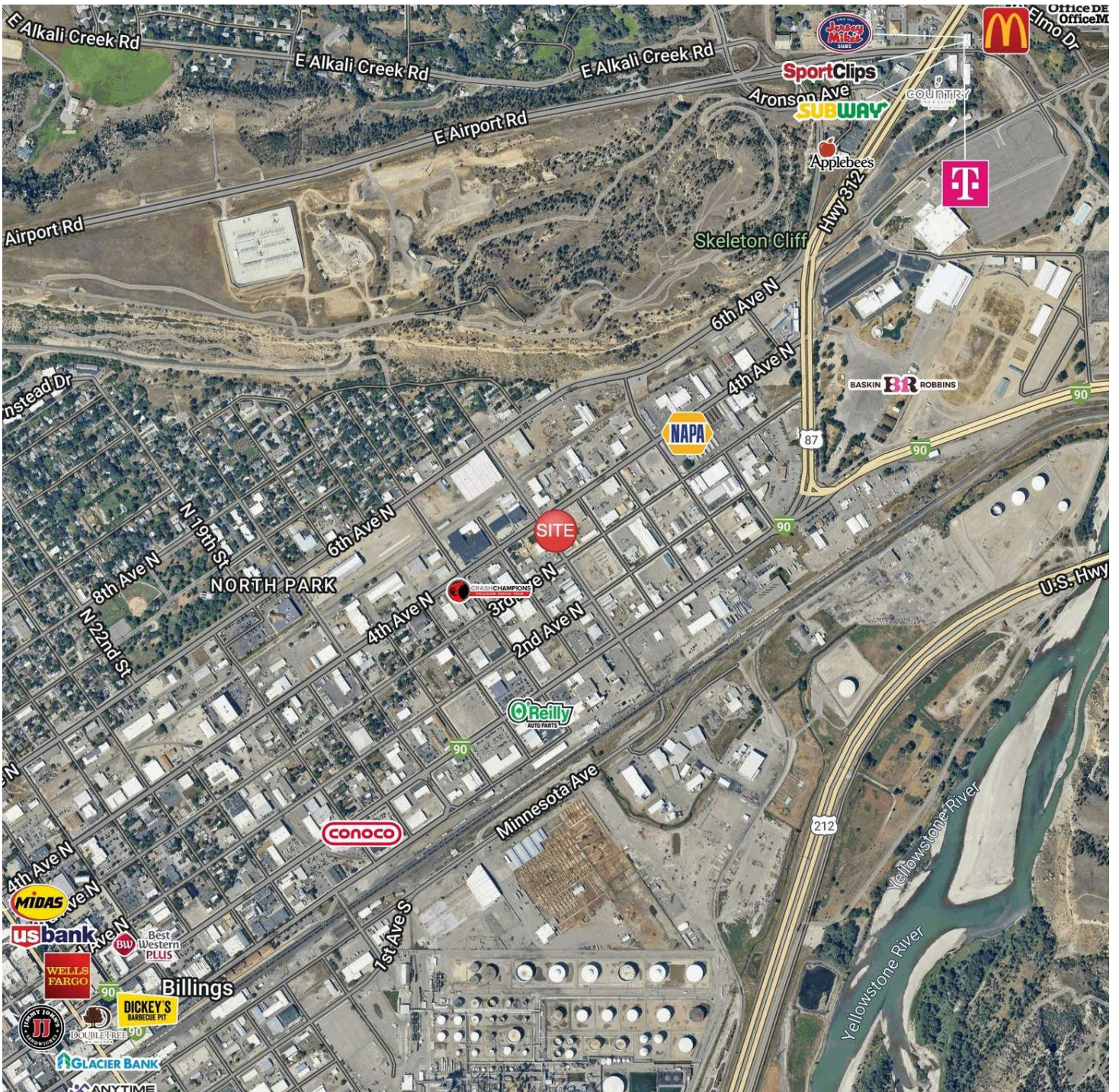
Nathan Matelich, CCIM
(406)781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



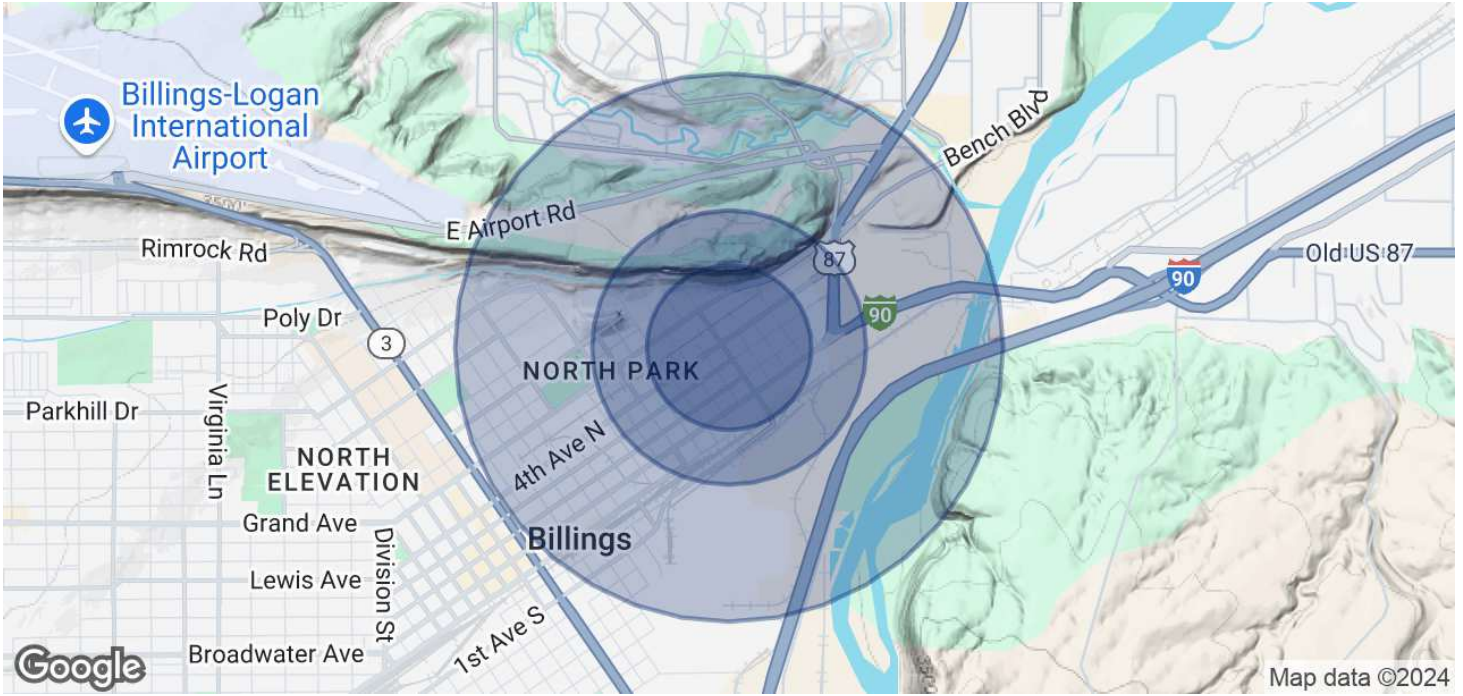
Nathan Matelich, CCIM
(406)781-6889



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

317 NORTH 13TH STREET
317 North 13th Street Billings, MT 59101



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	160	578	3,710
Average Age	37	37	39
Average Age (Male)	38	37	39
Average Age (Female)	37	36	39
HOUSEHOLDS & INCOME			
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

Nathan Matelich, CCIM
(406)781-6889

