

LEASE

801 14TH ST W

801 14th St W Billings, MT 59102



LEASE RATE

\$1,650.00 per month

SIZE

1,590 SF

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

\$1,650.00 PER MONTH

OFFERING SUMMARY

Building Size:	15,533 SF
Available SF:	1,590 SF
Year Built:	1943
Renovated:	1995
Zoning:	CMU2-Corridor Mixed Use 2

PROPERTY OVERVIEW

1,590 SF Retail/Office Space
For Lease \$1,650/mo + Utilities
2 Bathrooms
Large Office/Bullpen Area
Base Rent = \$9.95 PSF NNN
NNN = \$2.50 PSF

NOTE: Adjoining 1,400 sf Shop/Warehouse space also available for lease.

LOCATION OVERVIEW

Looking for a centrally located showroom or retail space in a convenient midtown location? The Colonial Building might be the perfect location for your business with its charming newly ungraded exterior, attractive interior finishes and versatile retail/office space.

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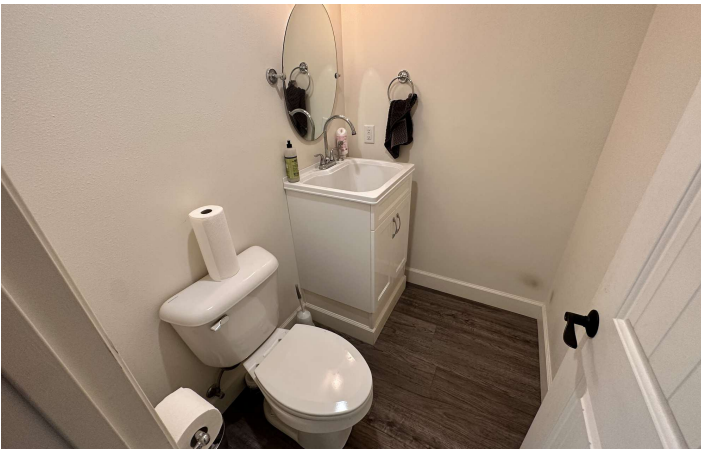
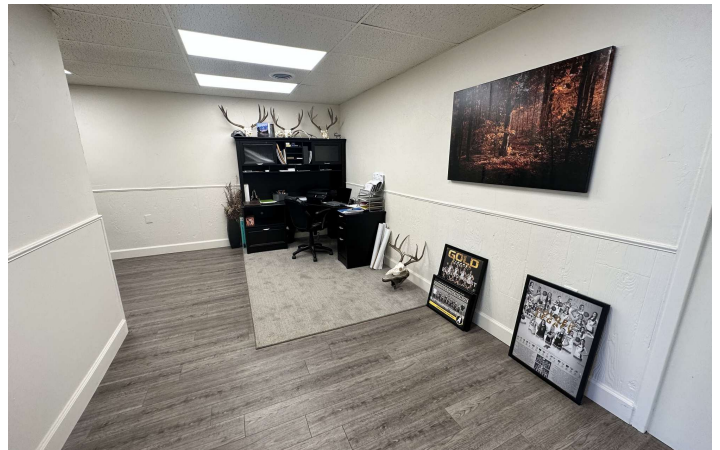
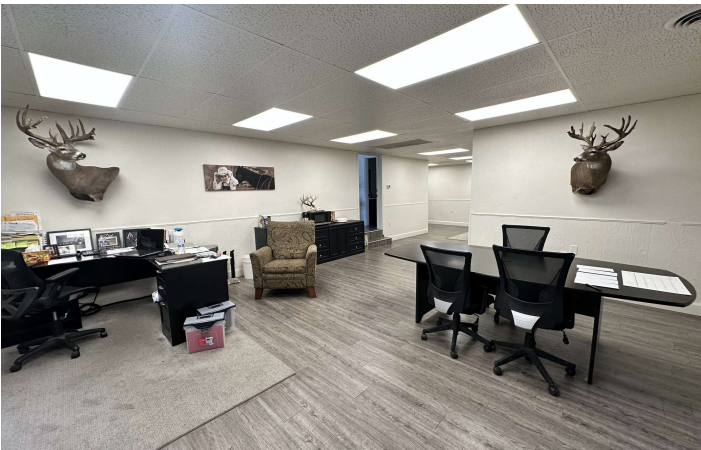
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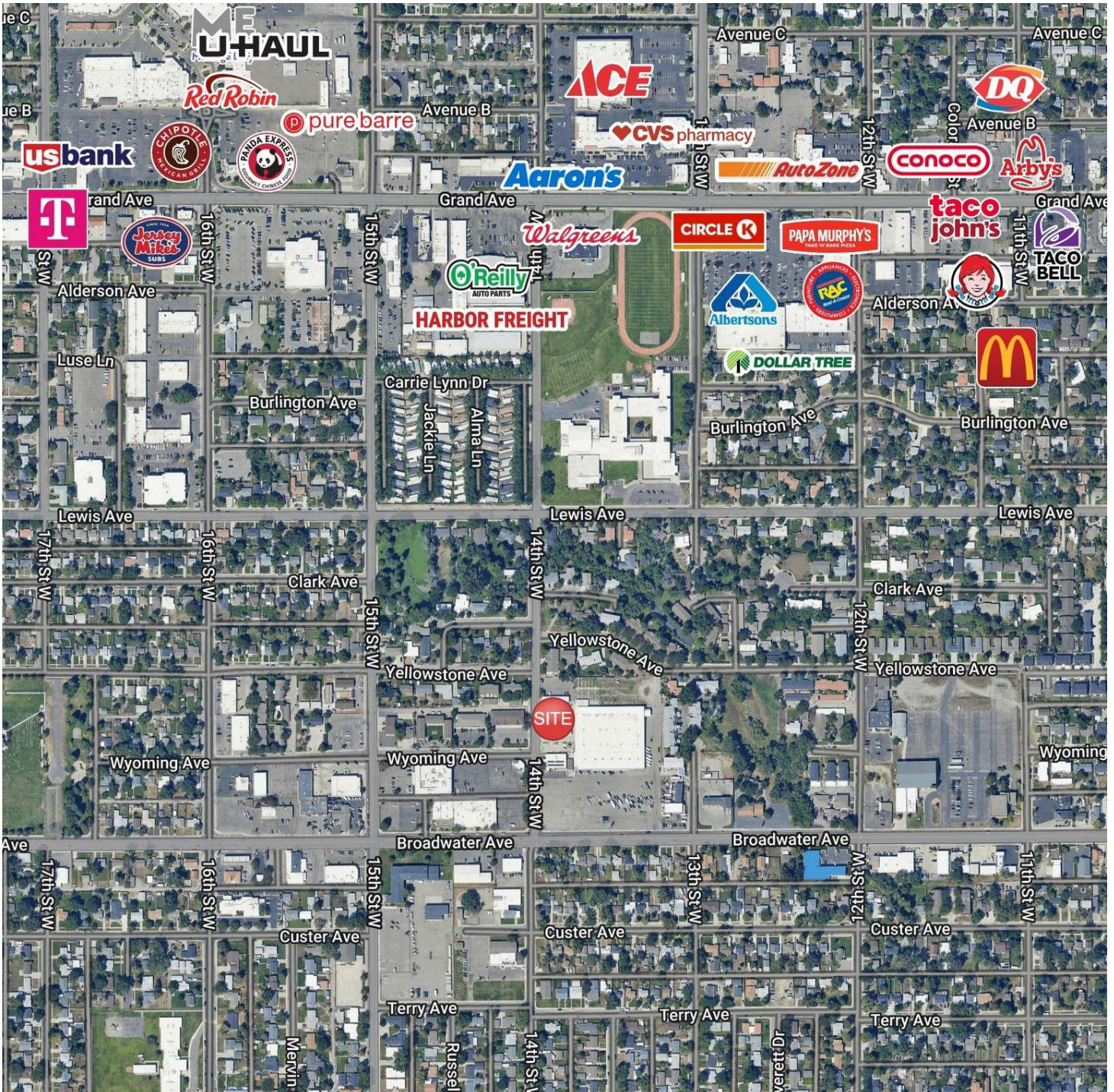
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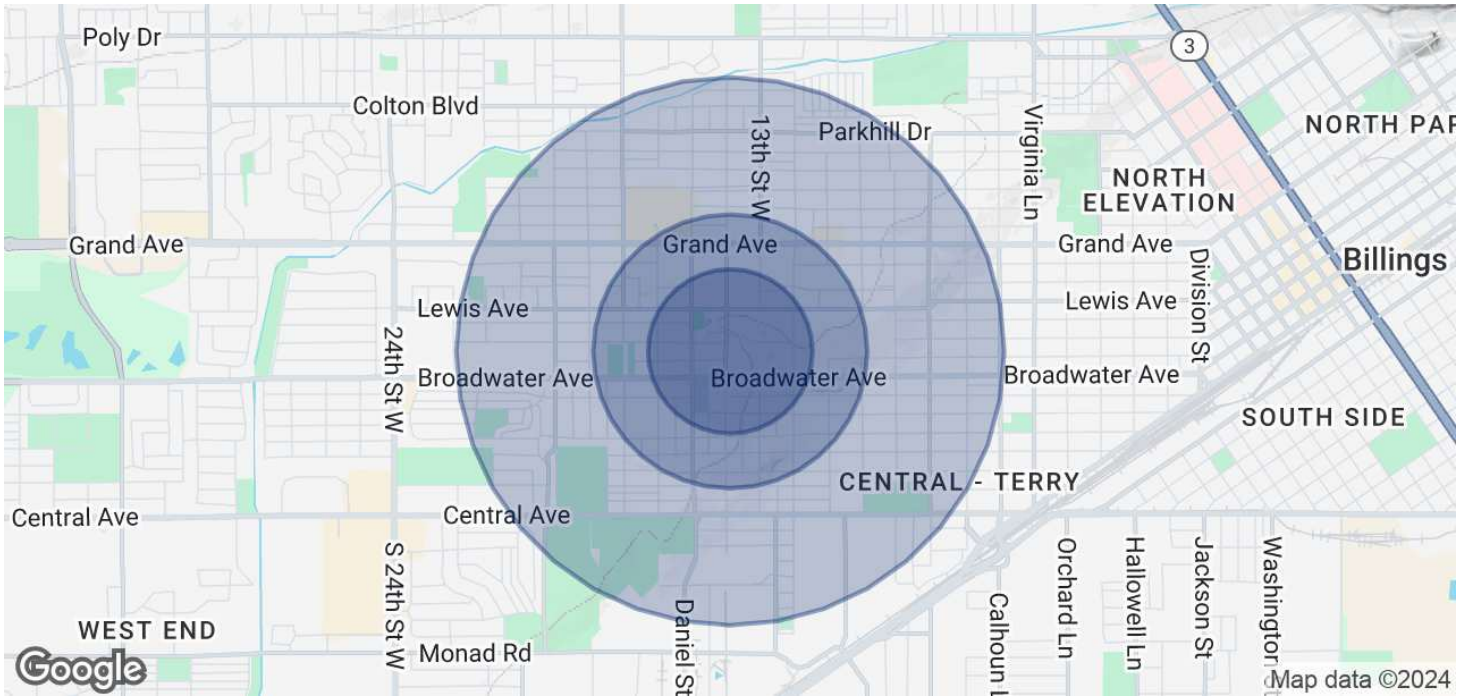


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	861	3,645	14,359
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	408	1,673	6,575
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,120	\$75,522	\$81,188
Average House Value	\$272,290	\$281,767	\$317,799

Demographics data derived from AlphaMap

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