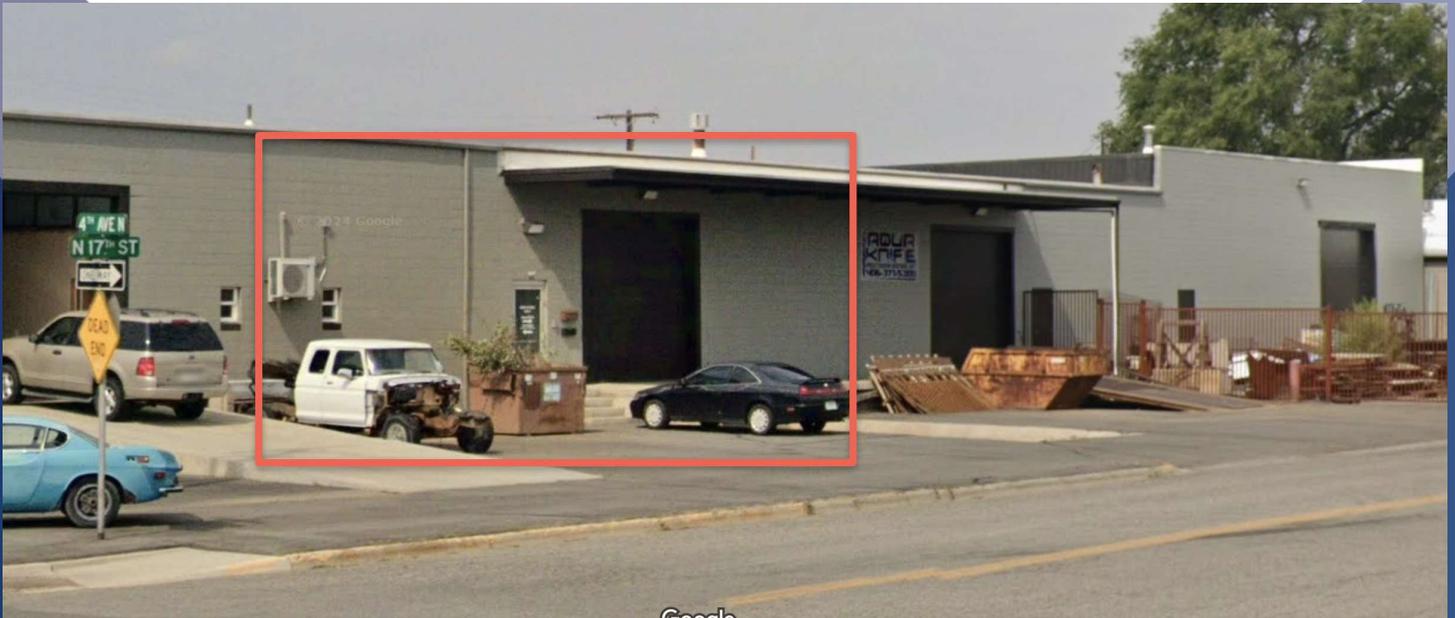


# LEASE

## 1707 4TH AVE N, UNIT 2

1707 4th Ave N, Unit 2 Billings, MT 59101



PRICE REDUCED TO \$4,500.00 per month

SIZE 4,800 sf

**Nathan Matelich, CCIM**

(406) 781-6889

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COMMERCIAL**  
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# LEASE

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Lease Rate  
Reduced to

**\$4,500.00**  
**PER MONTH**

## OFFERING SUMMARY

Building Size:	19,800 SF
Available SF:	5,855 SF
Year Built:	1961
Zoning:	EB_CW-East Billings Central Works

## PROPERTY OVERVIEW

- \*5,855 sf Shop/Warehouse with Dock
- \*1 Dock with 1 qty 12 ft Overhead Door
- \*1 Office with HVAC
- \*Warehouse with Shop Heaters
- \*Common Area Restrooms
- \*Great Signage Opportunity on Busy 4th Ave N
- \*New Roof
- \*Good Lighting
- \*3 Phase Power
- \*\$7.41 NNN
- \*NNN = \$1.81 PSF

## 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.

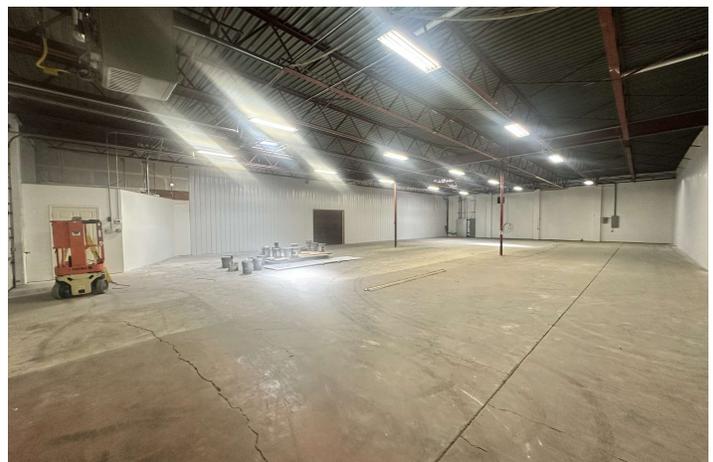
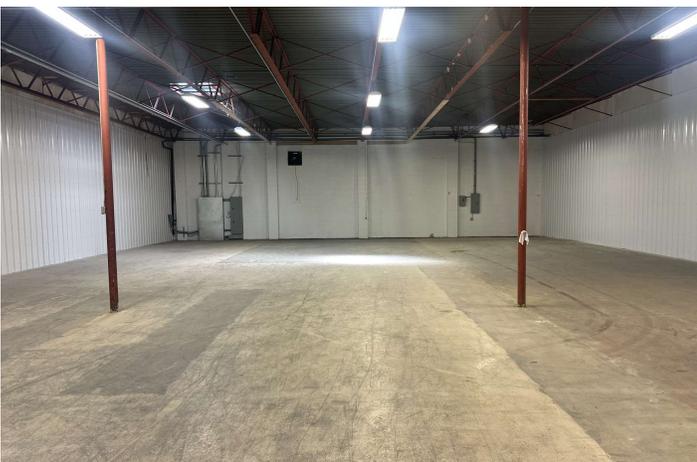
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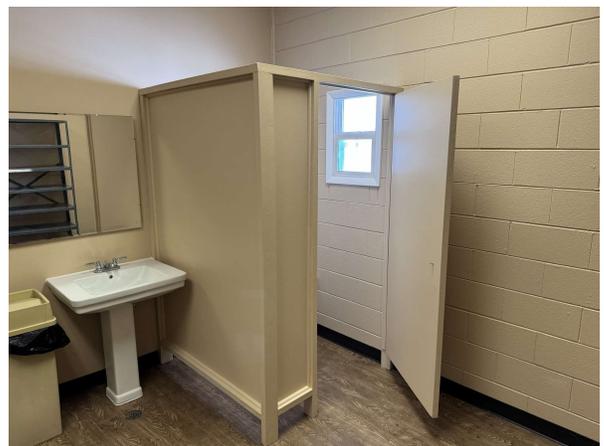
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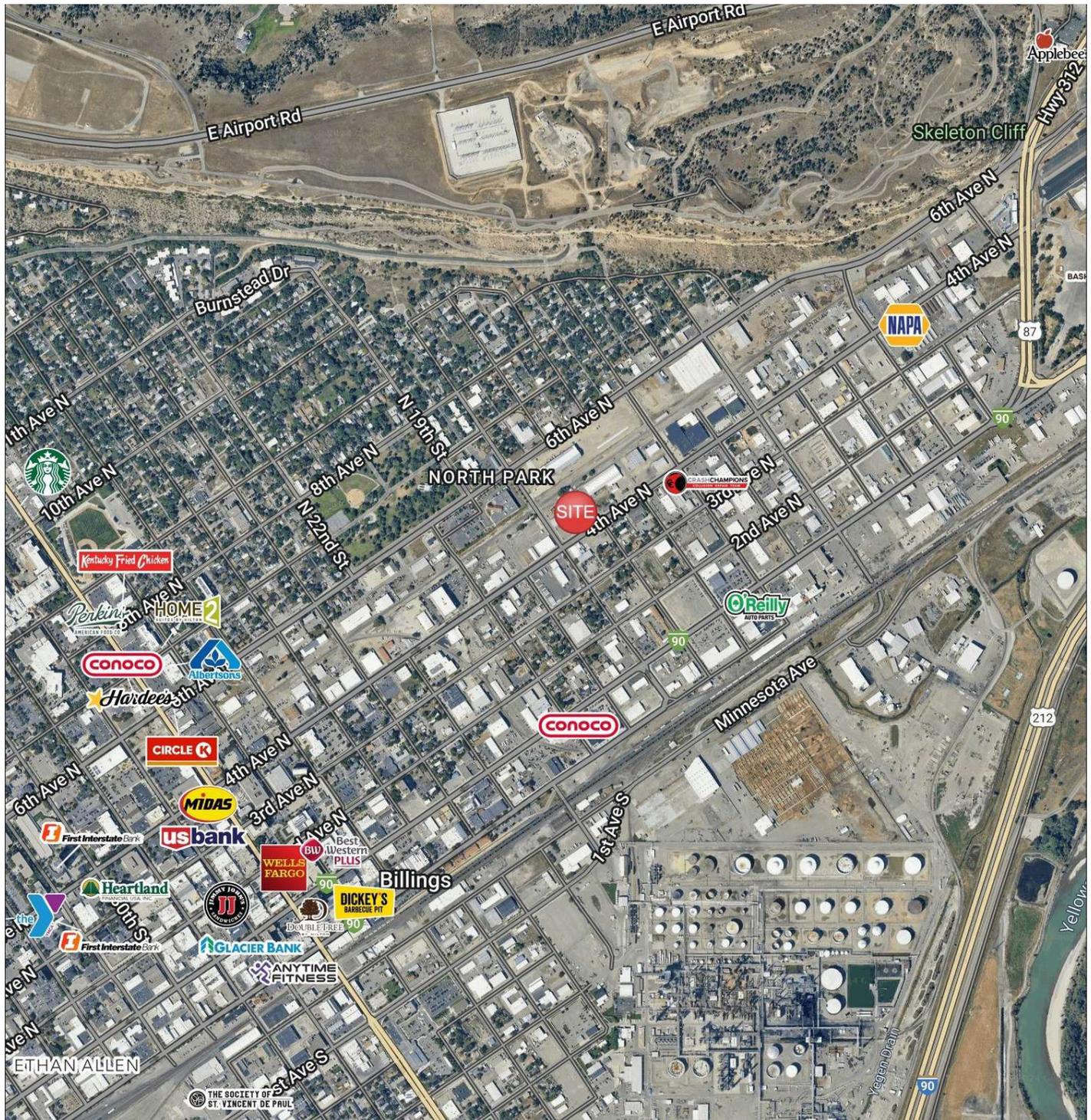
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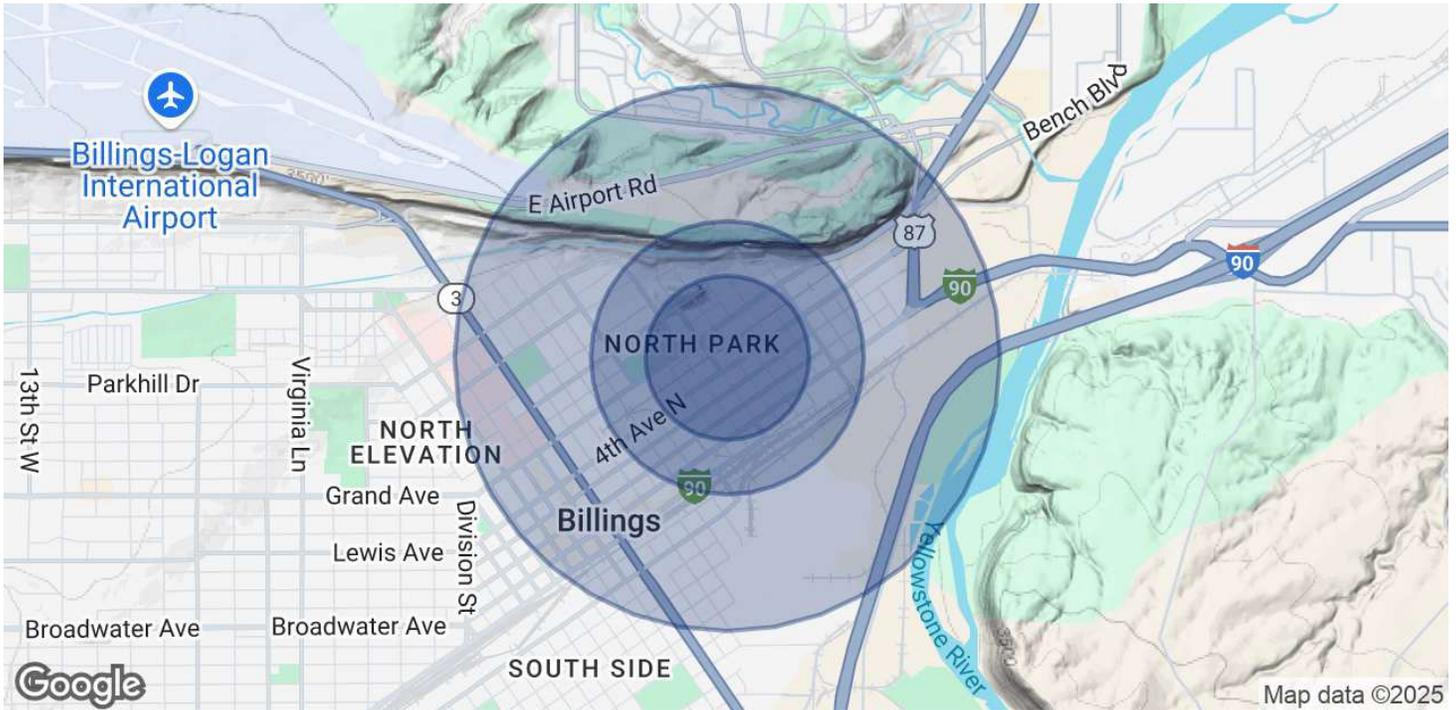
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	692	1,887	5,295
Average Age	38	38	39
Average Age (Male)	39	39	40
Average Age (Female)	37	38	39

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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