

# 2675 King Ave W, Billings, MT 59102



For Lease

- 5,267 sqft
- 81,420 sqft
- CI Zoning
- Four drive through lanes
- 30k+ cars per day on King Ave W



**COLDWELL BANKER**  
**COMMERCIAL** | CBS

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ADDRESS	2675 King Ave W, Billings, MT 59102
AVAIL SQFT	5,267 sqft
PROPERTY SQFT	81,845 sqft
AVAILABLE	January 2025
ZONING	Commercial Industrial
DRIVE THRU BAYS	4

## Premium Location

2675 King Ave W in Billings, MT, is a prime location for retail or restaurant development due to its high-visibility, high-traffic area along a major commercial corridor. Situated near shopping centers, popular retail stores, and residential neighborhoods, it draws a diverse customer base with strong daily foot and vehicle traffic. The surrounding area's growing population and mix of retail, dining, and service businesses make it ideal for establishing a new hotspot that benefits from both local and transient customers. Additionally, the area's infrastructure and ample parking availability further enhance its appeal, supporting convenient access for customers.

## Growth and Stability of Reserve St in Missoula MT

Billings, Montana, has experienced steady economic growth in recent years, fueled by expansions in healthcare, energy, and retail industries. As the largest city in Montana, Billings serves as a regional hub, drawing in workers and consumers from across the state and beyond, which has significantly boosted demand for goods, services, and housing. This influx of businesses and population has spurred substantial commercial and residential development, increasing property values and making real estate ownership highly desirable. With a low unemployment rate and strong job growth, Billings offers a stable economic environment that further enhances the appeal of owning property in this thriving city. Investing in real estate here is a smart choice due to the consistent demand and appreciation potential, as well as the city's continued infrastructure and community developments that ensure long-term value.







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RETAILERS NEARBY





# NEIGHBORHOOD RETAILERS



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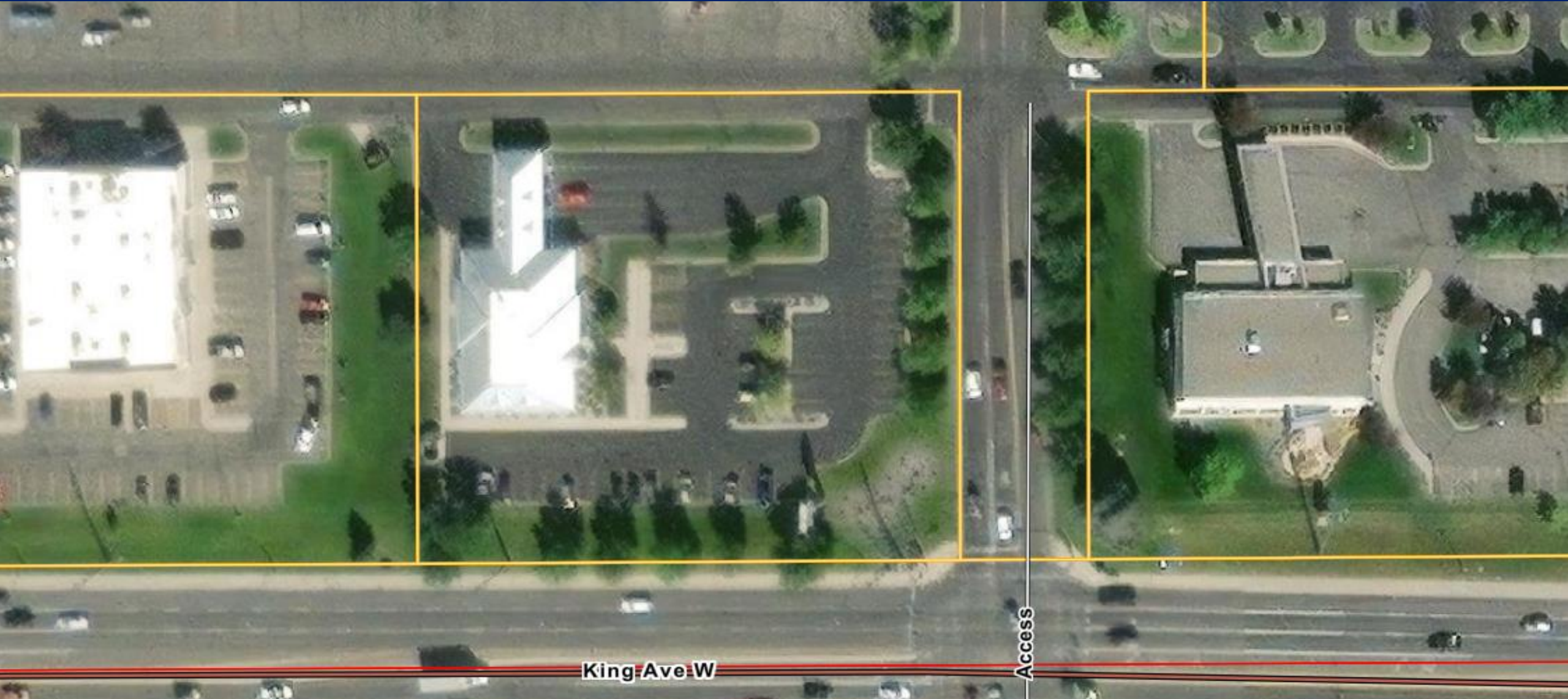
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# APPROXIMATE PROPERTY LINES



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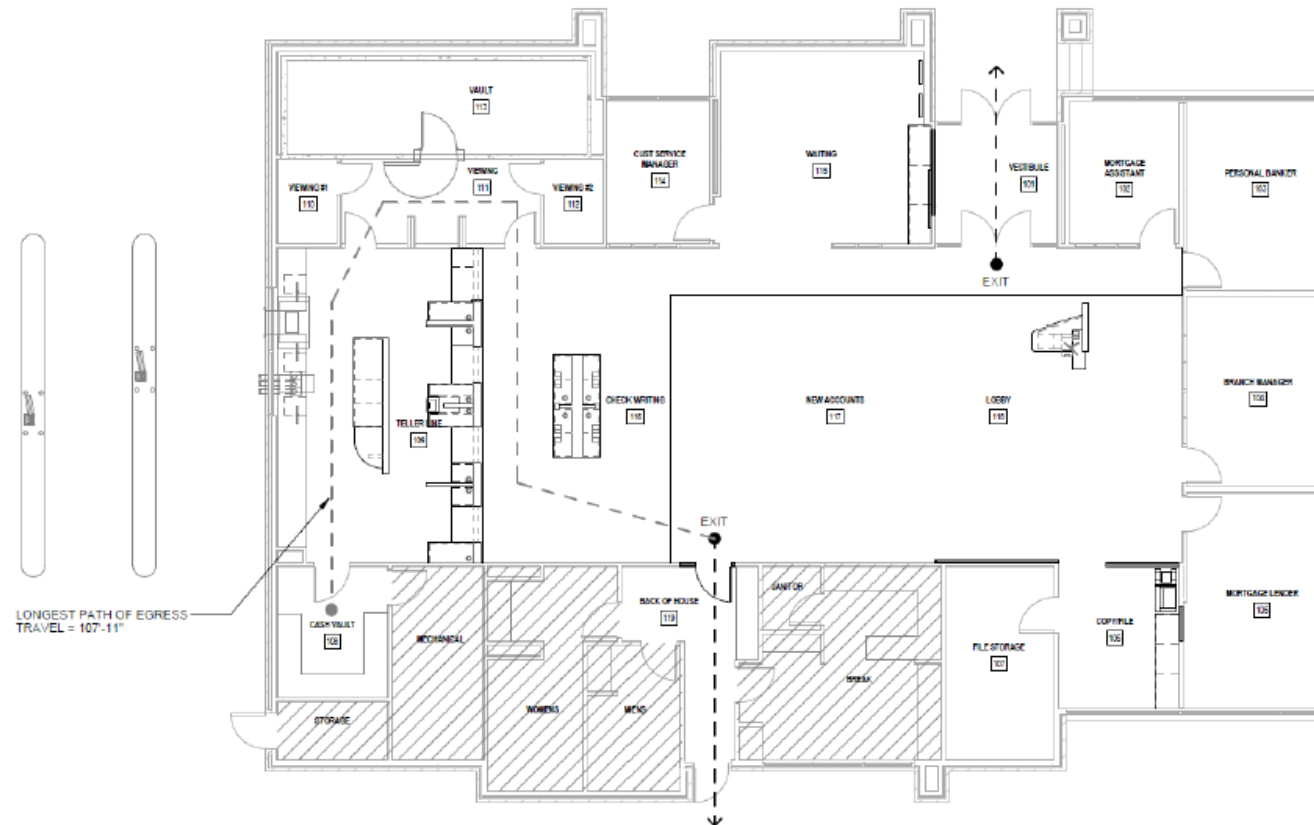
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# PROPERTY PHOTOS





# PROPERTY PHOTOS







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