

2307 4th Ave N, Billings MT 59101



FOR LEASE AND FOR SALE

21,000 sqft lot

12,378 sqft warehouse

4,422 sqft office

6,624 sqft mezzanine



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COMMERCIAL**

CBS

3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

TODD SHERMAN **Commercial Realtor**

406.570.8961
todd@cbcmontana.com

DAVID MITCHELL, **SIOR, CCIM**

801.860.4299
d@cbcmontana.com

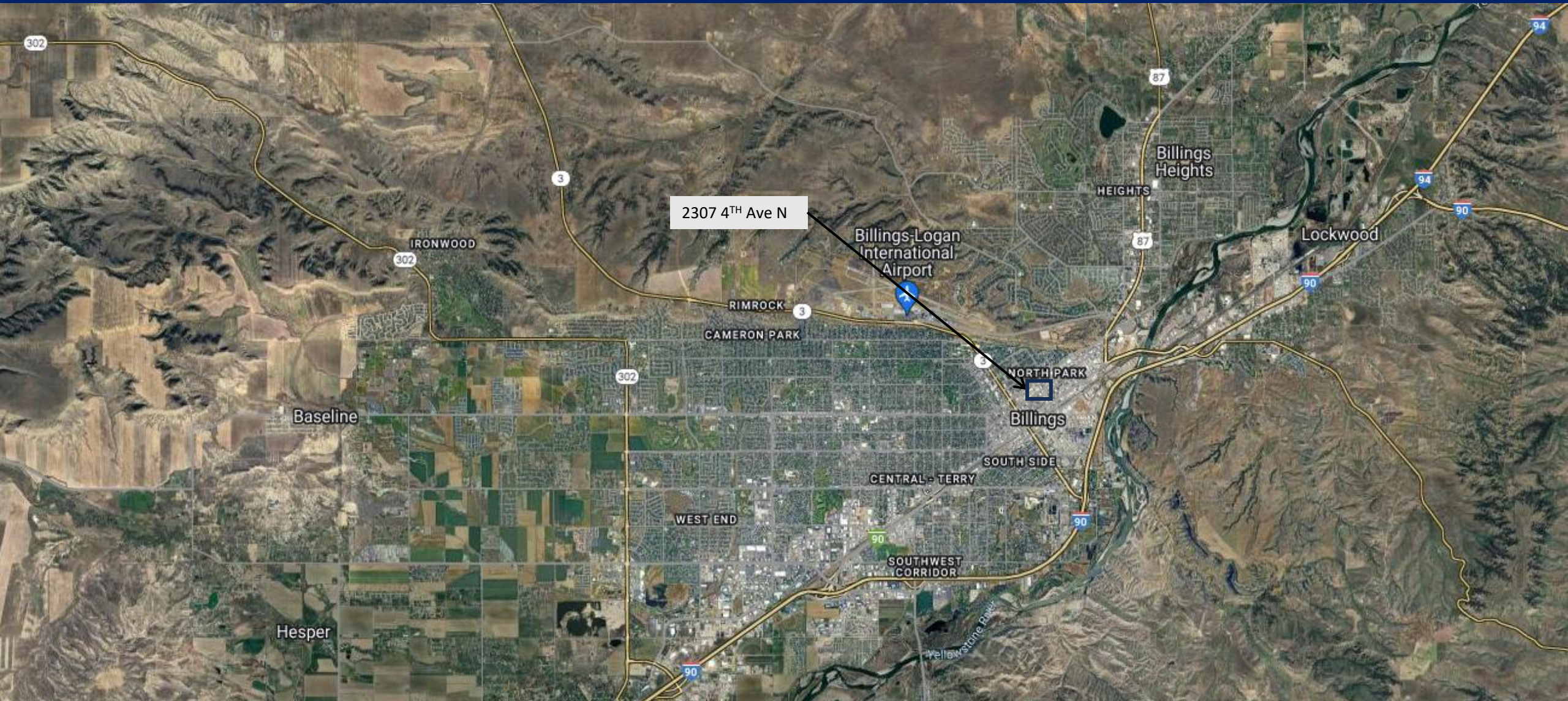
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|--------------------|--|
| ADDRESS | 2307 4 th Ave N, Billings, MT 59101 |
| LEASE PRICE | \$9.00/Sq Ft |
| SALE PRICE | \$1,900,000 |
| LOT SIZE | 21,000 SQ FT |
| BUILDING SIZE | 16,800 SQ FT |
| AVAILABLE | July 2025 |
| ZONING | DX – Downtown Support |
| YR BUILT/REMODELED | 1910/1965 |
| MEZZANINE | Additional 4k+ sqft of mezzanine |
| OVERHEAD DOORS | 5 |
| DOCK DOOR | 1 |

Growing Area of Billings, MT

The property is situated in the heart of downtown Billings. Nearby retailers, and access to Billings heights area make this area of town attractive. With heavy commuter traffic morning, midday and night, downtown Billings is a vibrant and historic area that blends Old West charm with modern energy. Nestled against the Rimrocks and bordered by the Yellowstone River, it serves as the cultural and economic heart of the city. Downtown Billings features beautifully preserved historic buildings, including Art Deco and Western-style architecture. The streets are lined with locally owned shops, restaurants, breweries, art galleries, and theaters, such as the Alberta Bair Theater and the Western Heritage Center.

Billings Trade Area

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.



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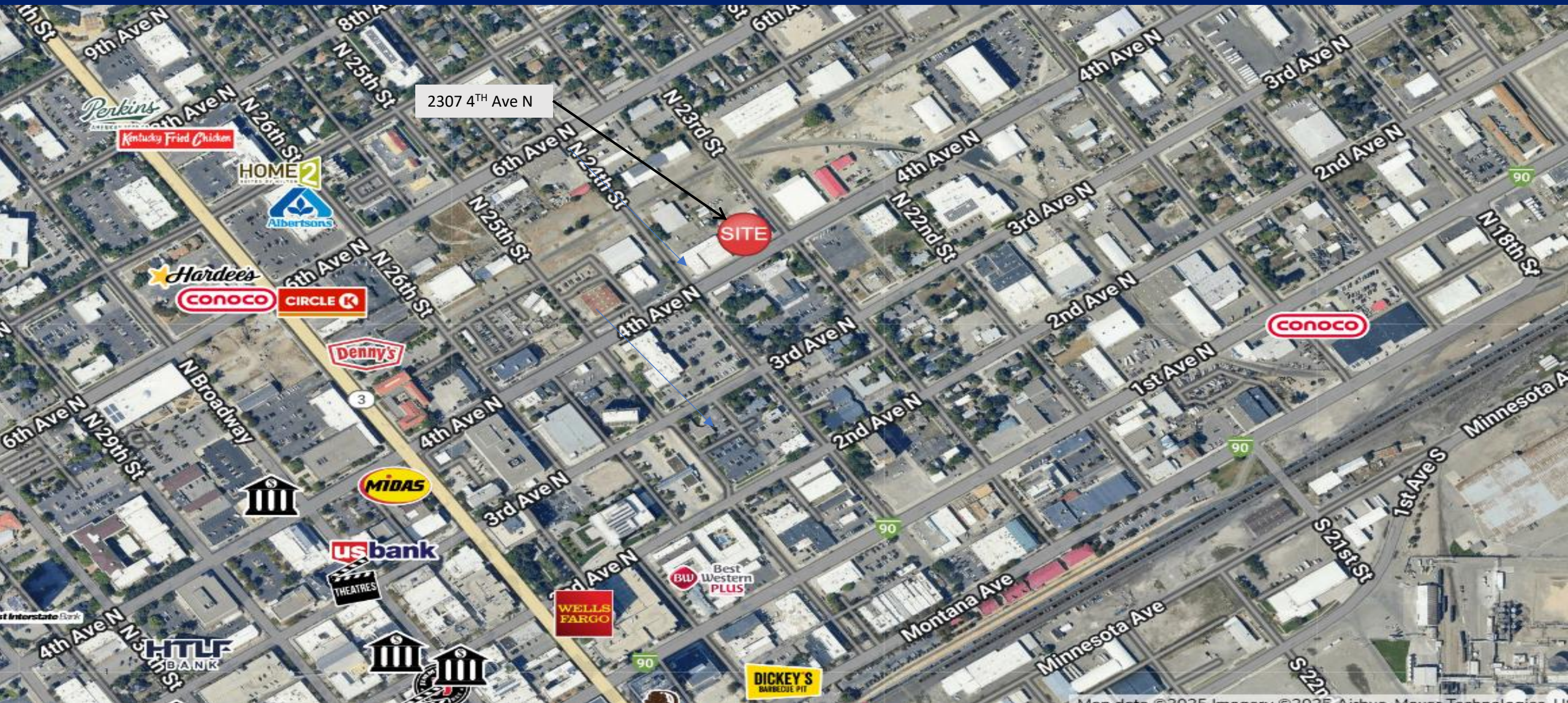
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Downtown Neighborhood



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APPROXIMATE PROPERTY LINES



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PROPERTY PHOTO



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PROPERTY PHOTOS





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