

LEASE

801 GRAND AVE

801 Grand Ave Billings, MT 59101



LEASE RATE

\$2,050.00 per month

SIZE

1,740 sf

Nathan Matelich, CCIM

(406) 781-6889

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Lease Rate

**\$2,050.00
PER MONTH**

OFFERING SUMMARY

Building Size:	1,740 SF
Available SF:	1,740 SF
Lot Size:	7,368 SF
Year Built:	1960
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- 1,740 SF Office Building
- Reception
- 3 Private Offices
- 2 Conference Rooms or Large Offices
- Bathroom, Storage & Kitchenette

LOCATION OVERVIEW

801 Grand Ave is a nicely remodeled office building with excellent retail exposure for those small business owners who want brand recognition. This office space is set up perfectly for accountants, attorneys, engineers, realtors, insurance agents or any professional services firm that value a central location. At \$2,050/mo, this office provides an extremely efficient layout & excellent value to anyone needing professional office space with great signage opportunities.

OTHER RESOURCES

[Virtual Tour](#)

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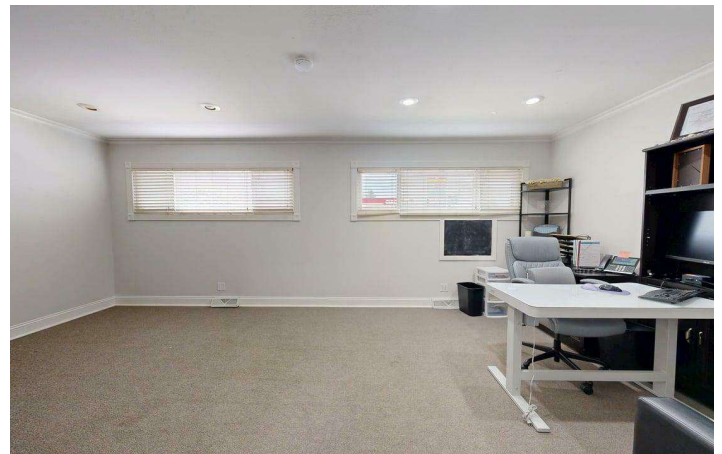
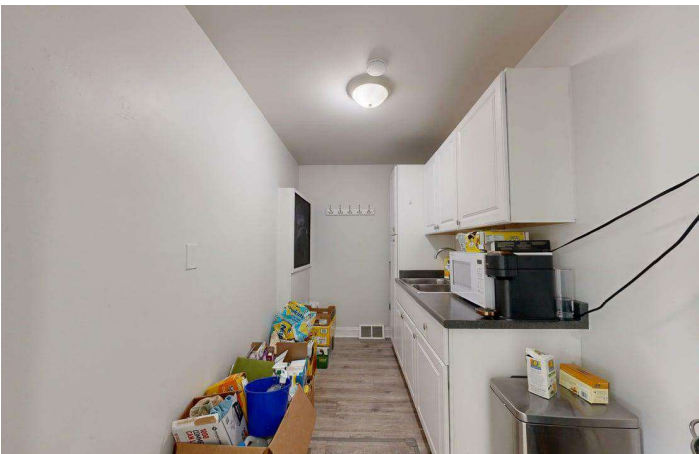
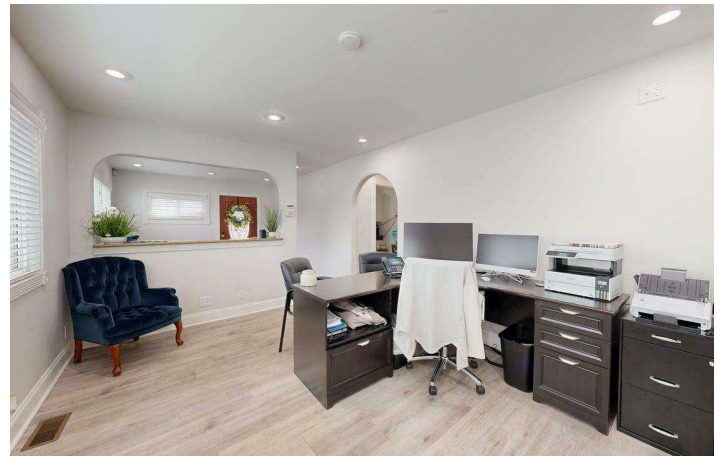
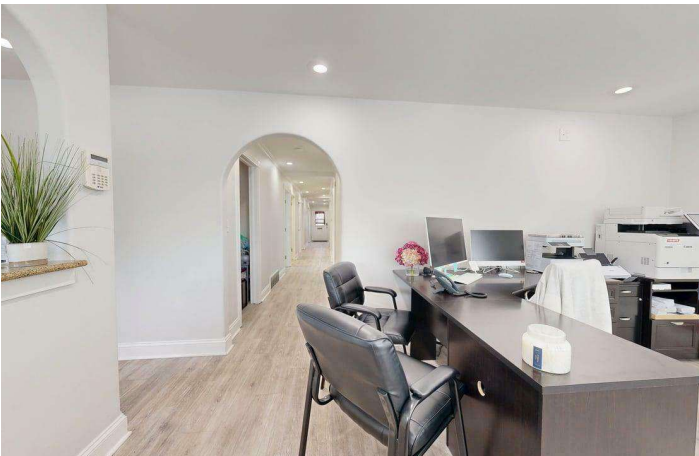
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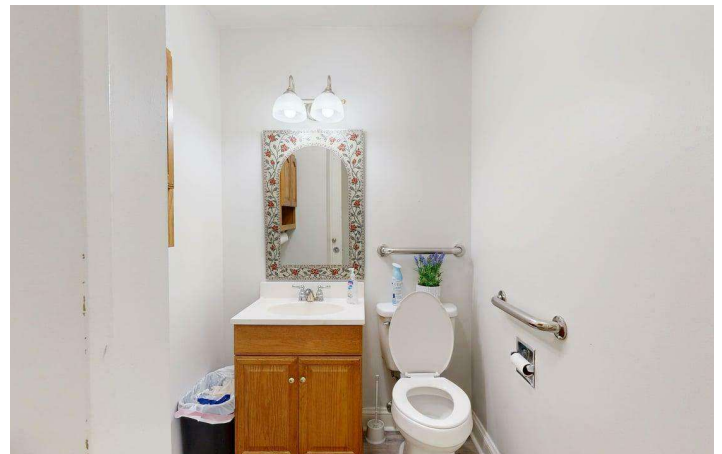
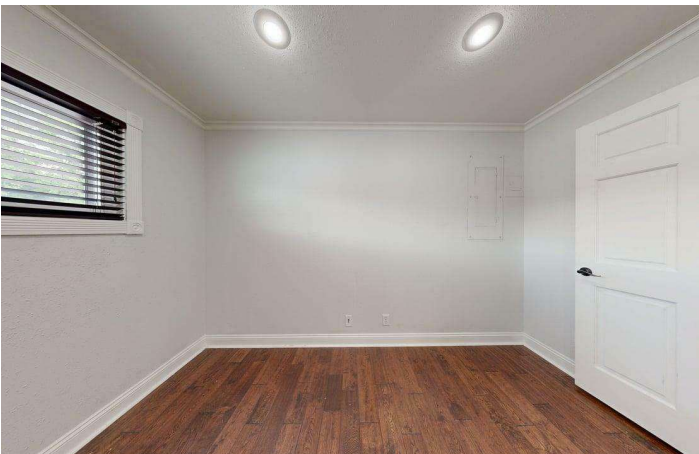
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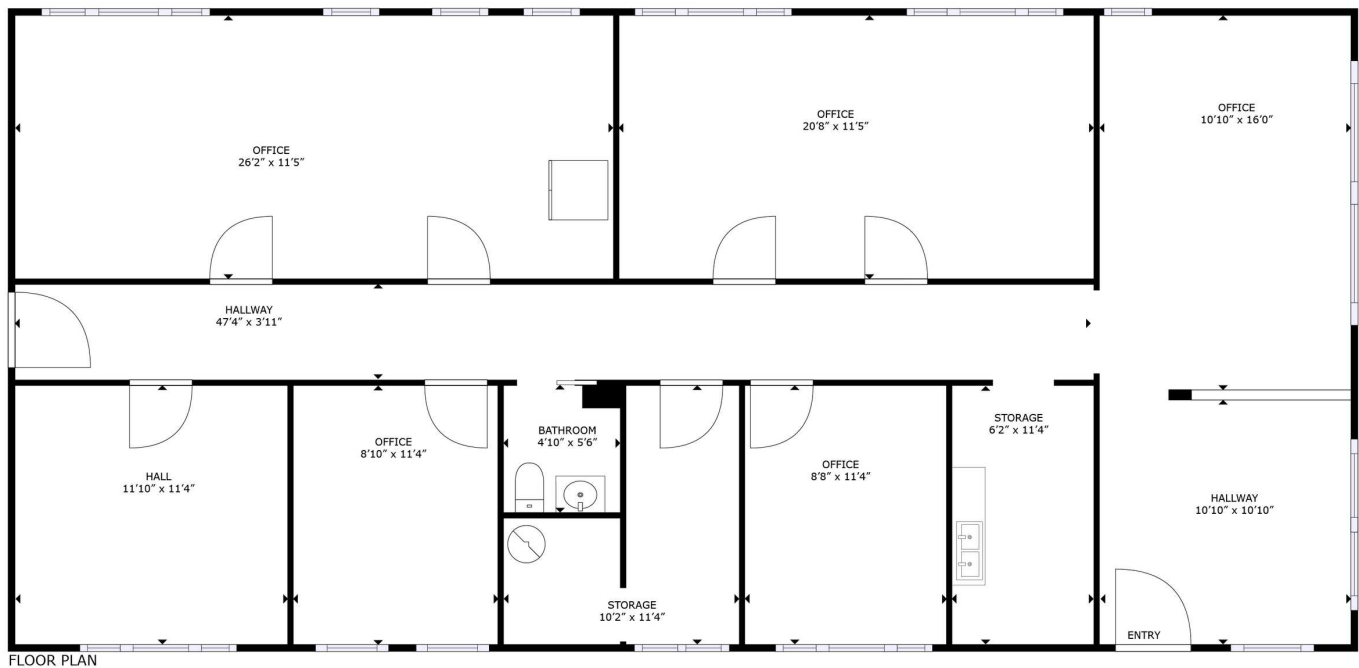
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,607 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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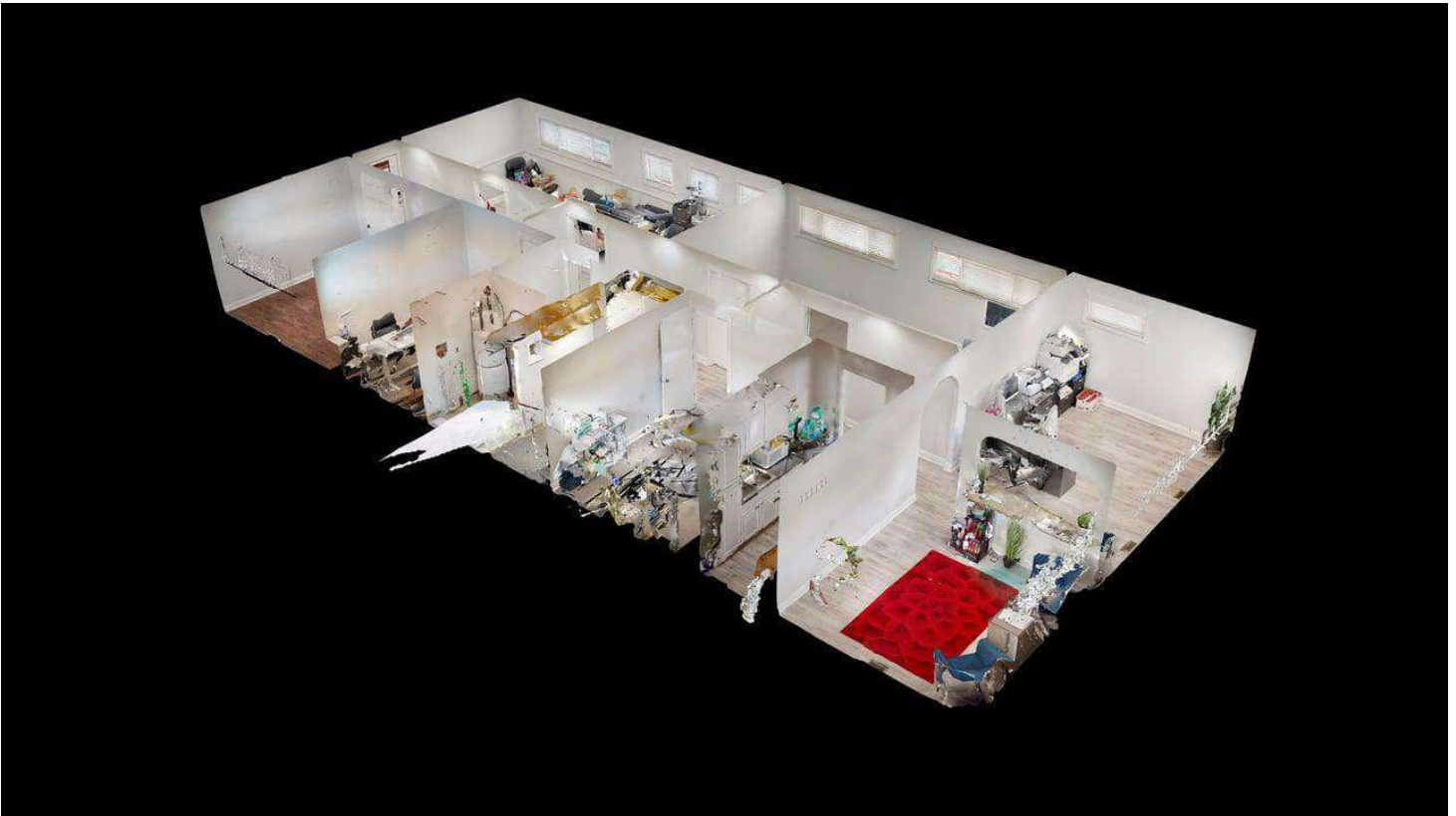


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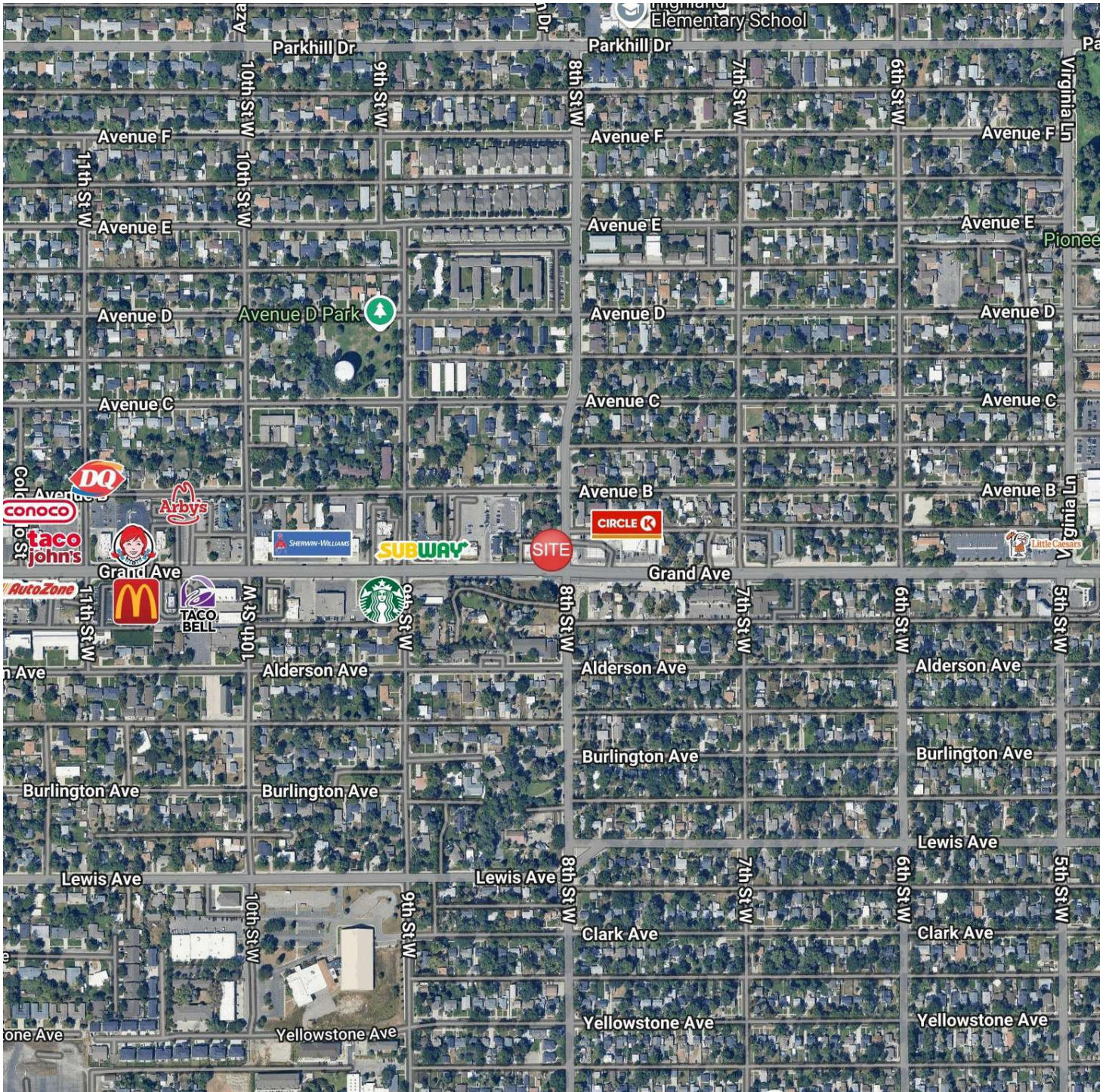


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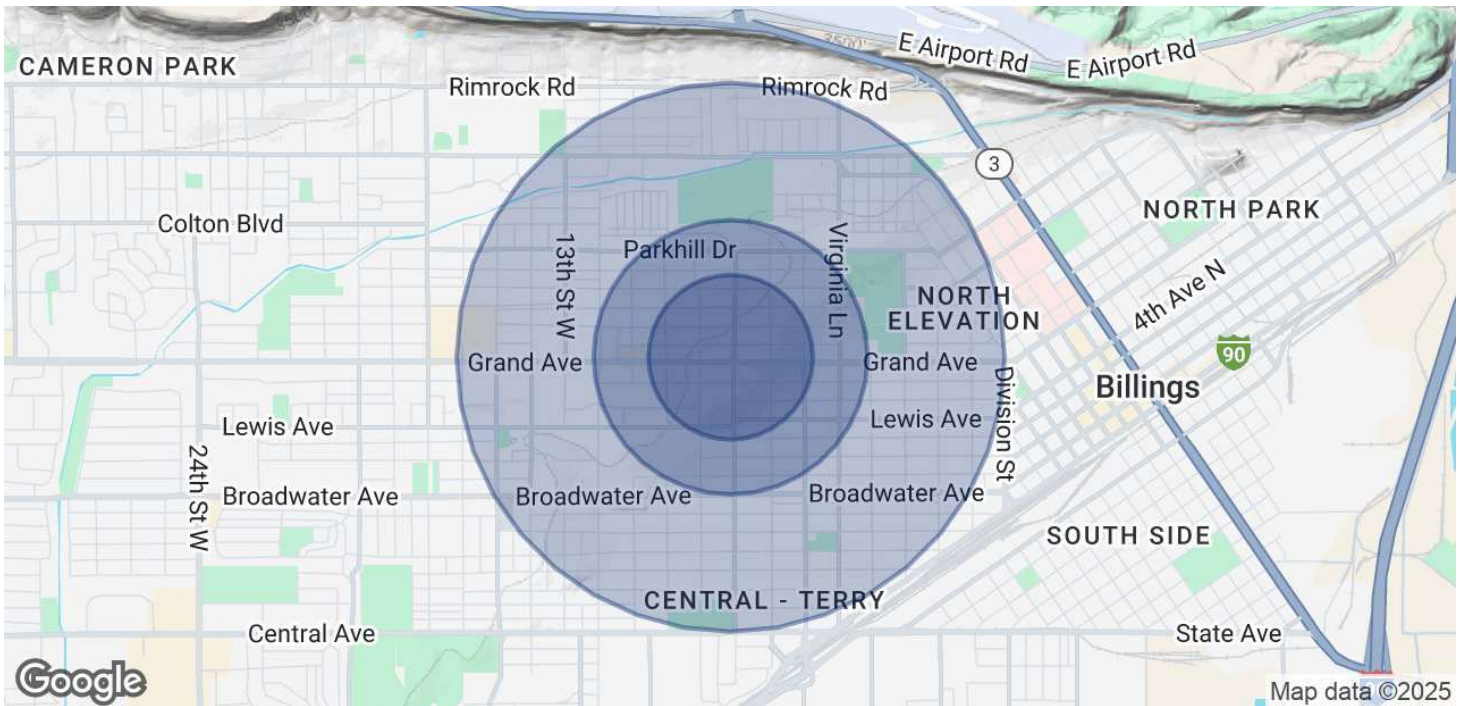


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,706	4,802	16,073
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	845	2,342	7,698
# of Persons per HH	2	2.1	2.1
Average HH Income	\$81,663	\$83,262	\$81,798
Average House Value	\$352,072	\$347,466	\$348,954

Demographics data derived from AlphaMap

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