

LEASE

5229 KING AVE W UNIT B2

5229 King Ave W Unit B2 Billings, MT 59106



LEASE RATE \$8.00 SF/yr
AVAILABLE SF 2,400 SF

Todd Sherman
(406) 570-8961

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PROPERTY DESCRIPTION

This property features insulated interior walls with a durable metal finish and includes a finished office space complete with a private restroom. With 16-foot side walls and a 14-foot overhead door, it offers ample vertical clearance and convenient access for larger vehicles or equipment. A separate walk-in door provides easy pedestrian entry. The building is equipped with interior gas heat and is serviced by a well, with water and sewer handled via a cistern and septic system. Zoned for Community Commercial use, this space is well-suited for a variety of business operations.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,400 SF
Lot Size:	4,370 SF

PROPERTY HIGHLIGHTS

- Insulated interior walls with a durable metal finish
- Finished office space with a private restroom
- 16-foot side walls for added vertical space
- 14-foot overhead door for large vehicle or equipment access
- Separate walk-in door for easy pedestrian entry
- Equipped with a well for water supply
- Interior gas heating for year-round comfort
- Water and sewer services via cistern and septic system
- Zoned for Community Commercial use

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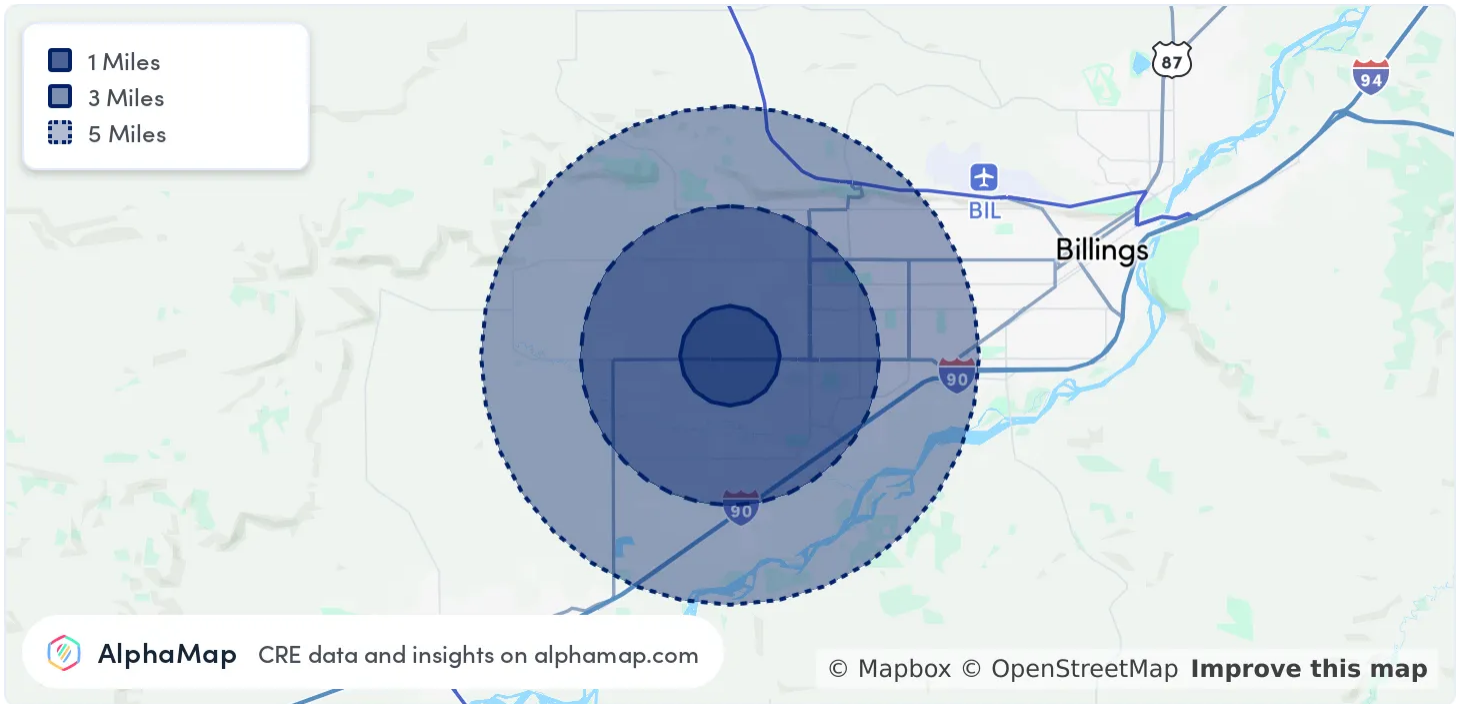


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,450	23,359	62,004
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	41	43	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	654	9,987	26,007
Persons per HH	2.2	2.3	2.4
Average HH Income	\$130,674	\$115,407	\$113,214
Average House Value	\$637,652	\$513,435	\$471,951
Per Capita Income	\$59,397	\$50,176	\$47,172

Map and demographics data derived from AlphaMap

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TODD SHERMAN

Commercial Realtor

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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