

LEASE

6891 GRAND AVE, LIVE/WORK

6891 Grand Ave, LIVE/WORK Billings, MT 59106



LEASE RATE

\$4,900.00 per month

Ben Linkenhoker
(406) 369-0815

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PROPERTY DESCRIPTION

Apartment and/or Office Space

- 1,420 sq ft
- 2 very large bedrooms that could both be multiple offices/working spaces
- 1 bathroom
- Kitchen
- Laundry
- 2 small porches

Shop/Warehouse Space

- 3,900 SF or 2,900 SF
- 3 x 14' wide OH doors (two @ 12'6" tall and one @ 14' tall). Two are direct drive through
- Large gravel parking/driving area
- Drive through access from Grand to 70th
- Plumbed in stainless steel air lines
- Bathroom
- Office
- 13'10" interior wall height
- Car Lift (Negotiable)

*Work/Live or Flex+Office package: \$4,900/Month plus utilities responsibility of tenant

LOCATION DESCRIPTION

Located on Grand Avenue, just south of Copper Ridge. Quick access around entire west end via 45mph to 60mph road system west of Shiloh. Perfect for a variety of uses such as moving and storage, trucking, logistics, woodworking, landscaping, construction companies or personal shop space.

*Work and live-in or use this great west end "all-in-one" property as a flex industrial space with 1,400 sq ft of office space. Features a fully-equipped apartment/office with modern amenities conveniently located just above the shop space. Take advantage of the space with no zoning or covenant restrictions!

OFFERING SUMMARY

Lease Rate:	\$4,900.00 per month (MG)
Available SF:	2,900 - 5,340 SF
Building Size:	5,340 SF

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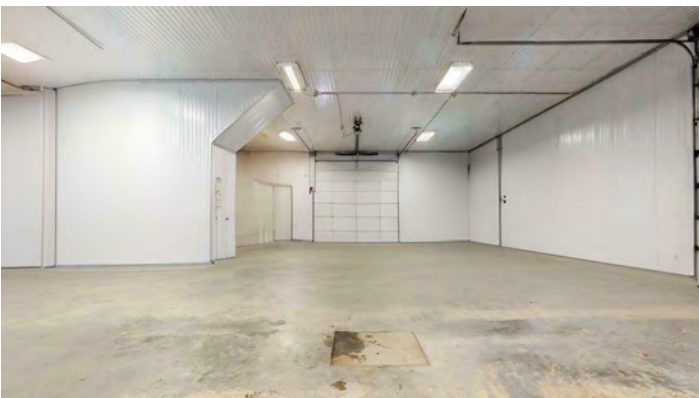
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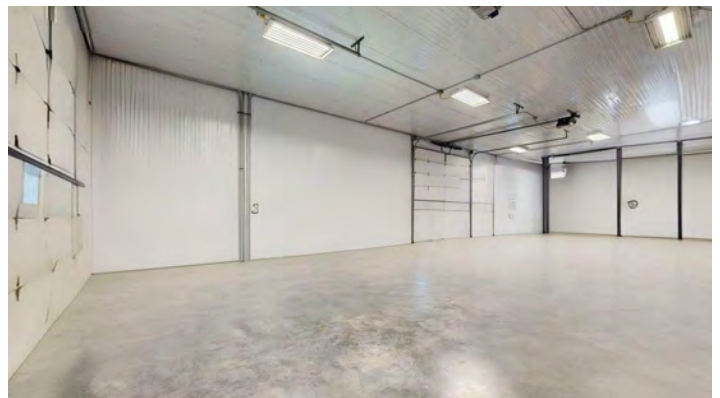
Exterior



Aerial



AI Defurnished



AI Defurnished



AI Defurnished



Exterior

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UPSTAIRS APT/OFFICE

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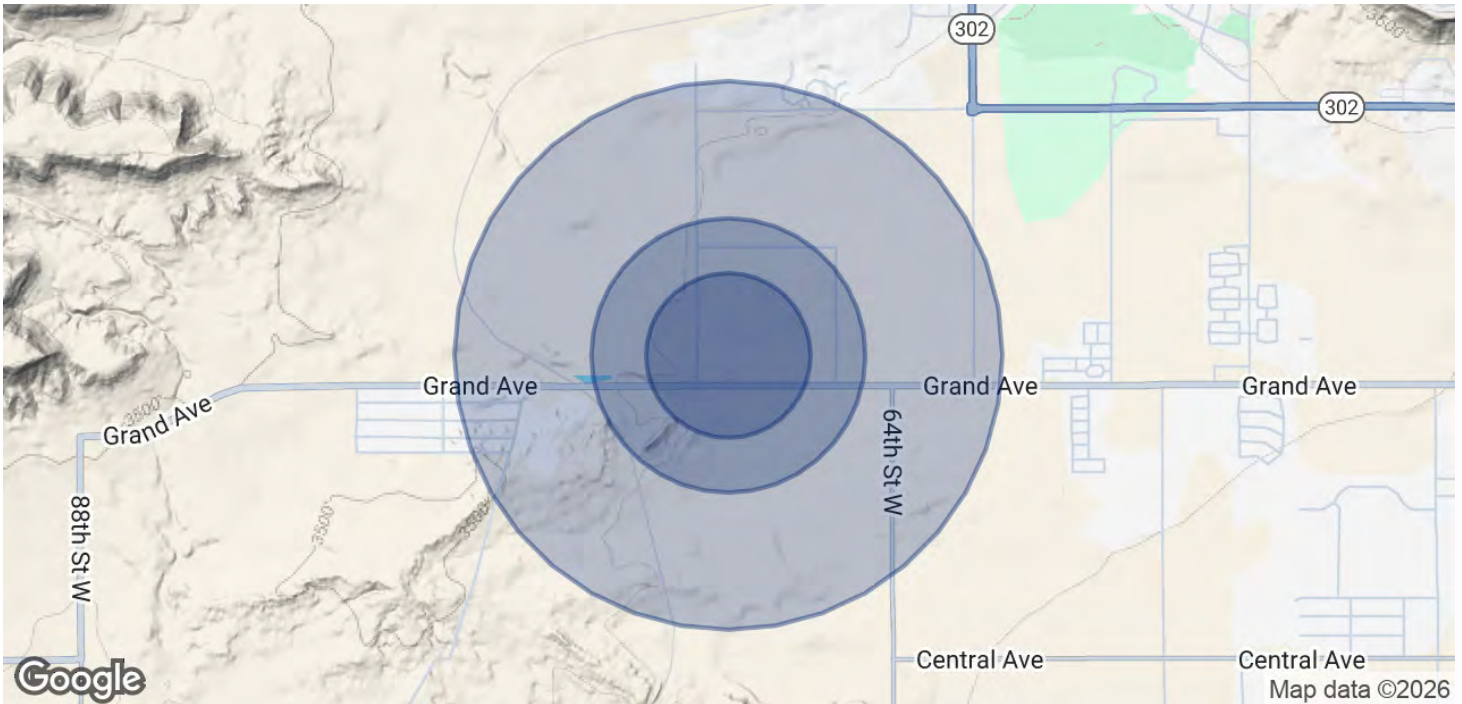
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	38	129	546
Average Age	38	38	37
Average Age (Male)	38	38	37
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	44	190
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$130,967	\$130,794	\$124,436
Average House Value	\$605,586	\$604,669	\$575,163

Demographics data derived from AlphaMap

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BEN LINKENHOKER

Comm Sales Associate

ben@cbcmontana.com

Direct: **(406) 369-0815** | Cell: **(406) 369-0815**

PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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(406) 369-0815



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