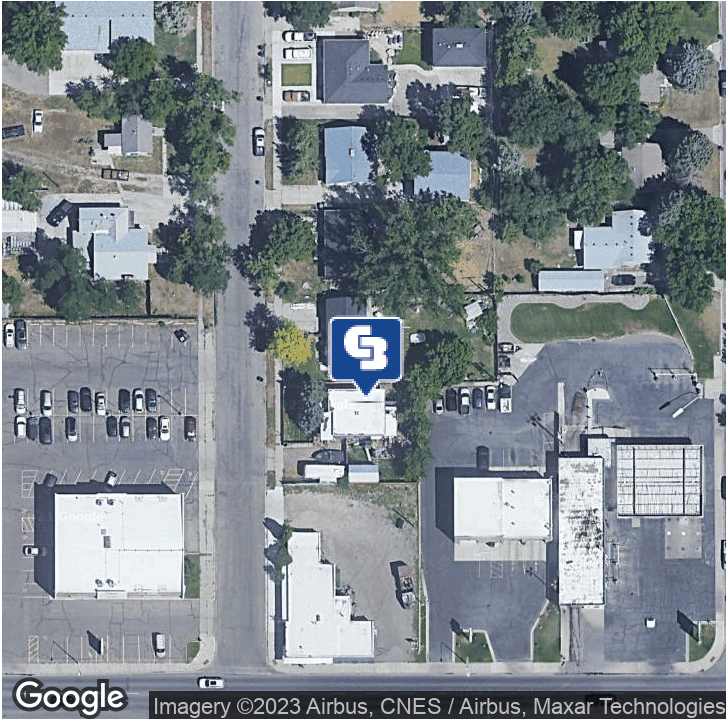




1145 GRAND AVE BILLINGS MT 59102

LEASE



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.2 Acres

Year Built: 1940

Building Size: 3,393 SF

Renovated: 2019

Zoning: Community
Commercial

CBCWORLDWIDE.COM

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com

PROPERTY OVERVIEW

4 Small offices, large conference area, 2 bathrooms, open bull pen or entertaining room, 10 parking spaces, storage. Tons of exposure and traffic.

PROPERTY HIGHLIGHTS

\$9.90 SF - \$2800 MO BASE LEASE *UTILITIES NOT INCLUDED

\$1.87 SF - NNN CHARGES (LANDSCAPING, SNOW REMOVAL, MAINTENANCE)

\$11.77 MO = \$ 3329.00 MO LEASE

T.I. ALLOWANCE PER LANDLORD APPROVAL



COLDWELL
BANKER
COMMERCIAL

CBS



LEASE

1145 GRAND AVE (OFFICE)
Billings, MT 59102



PROPERTY OVERVIEW

The property has been remodeled with 4 offices and reception area. Two bathrooms and one is ADA compliant. Large 1200 SF open area for large groups. Kitchen has plenty of power if you wanted to utilize cooking events. All hardwood flooring makes a great salon space, or medical/dental facility.

LOCATION OVERVIEW

1145 Grand Ave Billings MT 59102 (Office)

CBCWORLDWIDE.COM



1145 GRAND AVE 59102 (OFFICE)

Billings, MT 59102

PROPERTY OVERVIEW

\$9.90 SF - \$2800 mo base lease *Utilities not included

\$1.87 SF - NNN charges (Landscaping, snow removal, maintenance, Taxes, Insurance)

\$11.77 Mo = \$ 3329.00 mo lease

T.I. Allowance per landlord approval

LOCATION OVERVIEW

FOR SALE - \$595,000

1145 Grand Ave Billings MT 59102 (Office)

1403 12th St W Billings MT 59102 (Duplex)

Listed by Shaylee Green
Please see sale brochure.



34.5'

92'

132'

9x18



Parking Diagram
1145/1147 Grand Ave



1145/1147 Grand



22'

Grand Avenue

