



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR LEASE

## 1140 1ST AVE N

Billings, MT 59101

### AVAILABLE SPACE

1,000 SF

### LEASE RATE

\$800 per month (MG)

### AREA

1140 1st Ave N

CBCMONTANA.COM



### OFFICE

Shaylee Green CCIM

406 208 7723

shaylee@cbcmontana.com

Kyle Schlichenmayer, CCIM

406 698 1899

kyle@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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## OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$800 per month (MG)
Lot Size:	0.82 Acres
Year Built:	1955
Building Size:	20,700 SF
Renovated:	2015

## PROPERTY OVERVIEW

- \* \$800 mo Modified Gross lease
- \* 1,000 SF Office
- \* 3 small offices
- \* Large reception area
- \* Private entrance
- \* 2 Designated Parking spots and off street parking lot
- \* Tenant pays MDU gas only.
- \* FREE month rent with 2 year lease!

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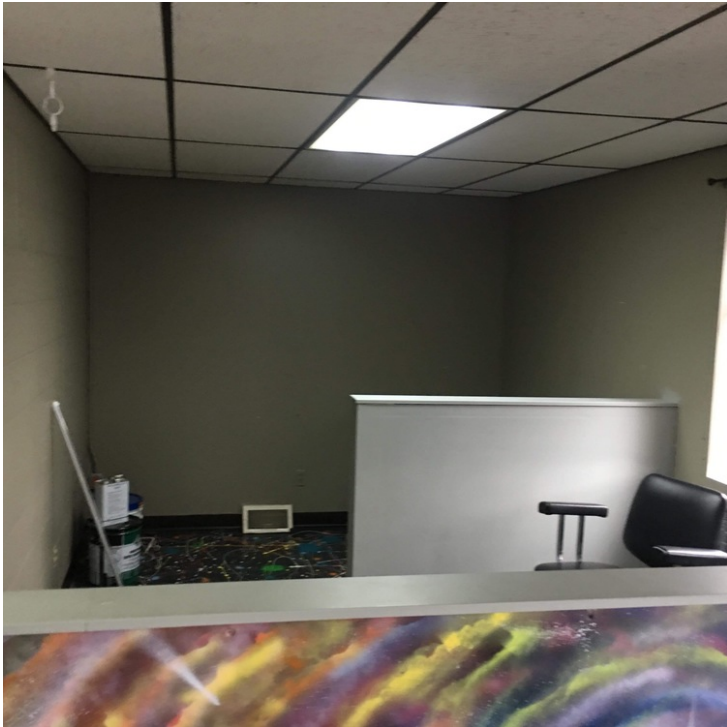
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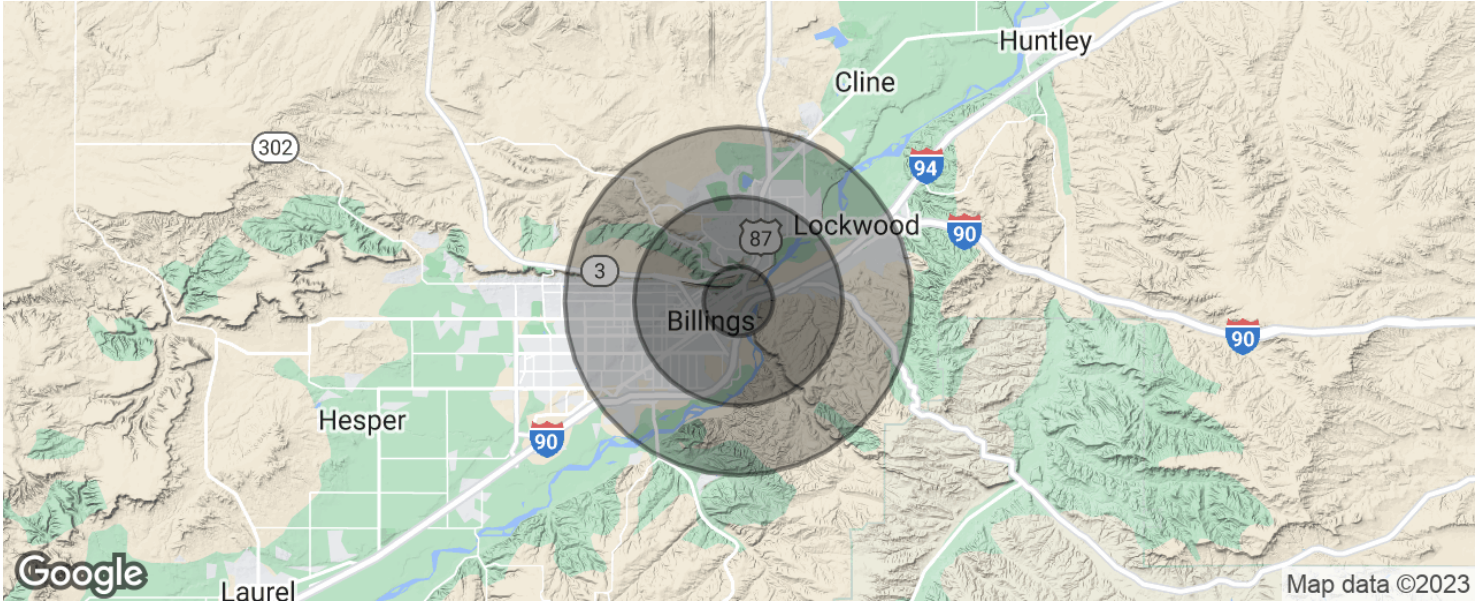


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,387	46,182	90,037
Median age	35.5	35.2	35.0
Median age (Male)	36.0	34.2	33.5
Median age (Female)	33.7	35.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,320	19,380	37,781
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,818	\$50,289	\$52,331
Average house value	\$97,166	\$148,879	\$153,813

\* Demographic data derived from 2020 ACS - US Census

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