



2016 Grand Avenue

Billings, Montana 59102

Property Highlights

- Handicap Accessible Lift Between Floors
- 60 Parking Spaces
- Fiber Optic Data Line to Building
- Building tenants include Billings Public Schools and Yellowstone-West/Carbon County Special Services Cooperative
- FOR LEASE 6,660 SF for \$9,100 (Gross) total
- FOR SALE \$1,495,000

OFFERING SUMMARY

Available SF:	3,330 - 6,660 SF
Building Size:	14,204 SF
Lot Size:	47,698 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,152	29,503	45,579
Total Population	11,231	66,552	103,504
Average HH Income	\$57,873	\$59,460	\$57,565

Property Description

Two-level office building located off of Grand Avenue available for Sale or Lease.

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LEASE INFORMATION

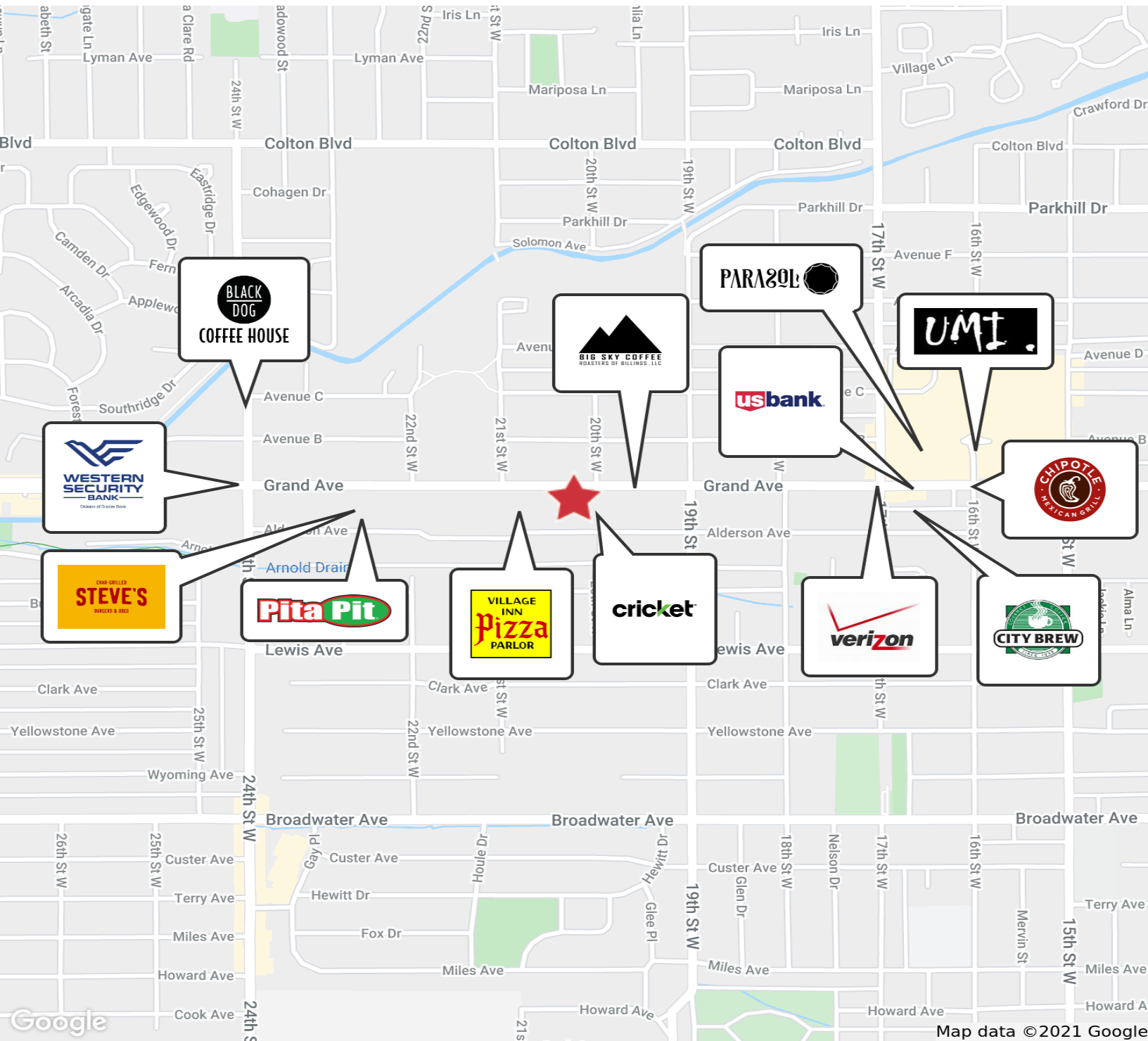
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	6,660 SF	Lease Rate:	\$4,350 - \$4,750 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ West Upper Level	Available	3,330 SF	Gross	\$4,750 per month	9 Private Offices, Conference Room, Kitchenette & 2 ADA Bathrooms
■ West Lower Level	Available	3,330 SF	Gross	\$4,350 per month	7 Private Offices, Kitchenette & 2 ADA Bathrooms







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