



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 2950 KING AVE WEST

\$6.00 - 14.00 SF/yr (NNN; Gross)

2950 King Ave W  
Billings, MT 59102

AVAILABLE SPACE  
2,236 - 18,636 SF

### FEATURES

- Multiple Units Available
- Suite 1 Retail Space: 3,752
- Suite 2 Retail Space: 3,353
- Suite 3 Mezzanine Office Space: 2,236
- Suite 4 Shop Space: 2,812
- Suite 5 Shop Space: 2,991
- Suite 6 Shop Space: 3,673



# FOR LEASE

CBCMONTANA.COM

### OFFICE

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



# 2950 KING AVE WEST

2950 King Ave W, Billings, MT 59102

LEASE



### OFFERING SUMMARY

Available SF: 2,236 - 3,750 SF

Lease Rate: \$6.00 - 14.00 SF/yr (NNN; Gross)

Lot Size: 0 Acres

Building Size: 3,333 SF

Zoning: Controlled Industrial

### PROPERTY OVERVIEW

NOW INCLUDING 3 Month's Free rent with a Flooring & Painting allowance

\*Least Rate \$14.00 PSF NNN

\*RESTAURANT SPACE AND CROSS FIT GYM SPACE ALSO NOW AVAILABLE\*

Restaurant Space and Cross Fit Gym Space Available

- \*Attractive Retail Space
- \*Approximately 4,200 sq. ft.
- \*Ample Parking & Easy Access
- \*Excellent Visibility
- \*Building & Monument Signage Available
- \*Zoned Controlled Industrial

### PROPERTY HIGHLIGHTS

- Multiple Units Available
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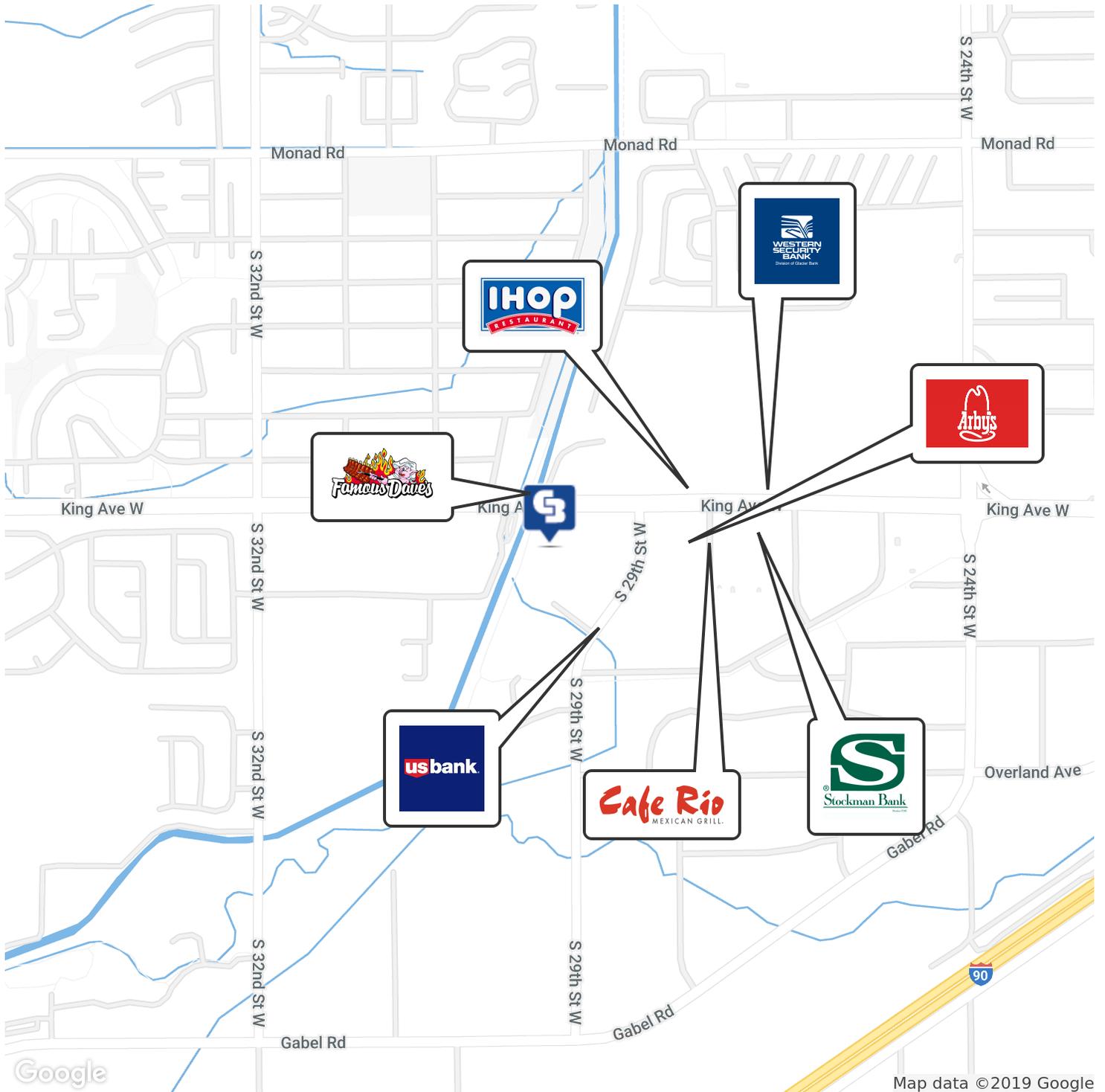
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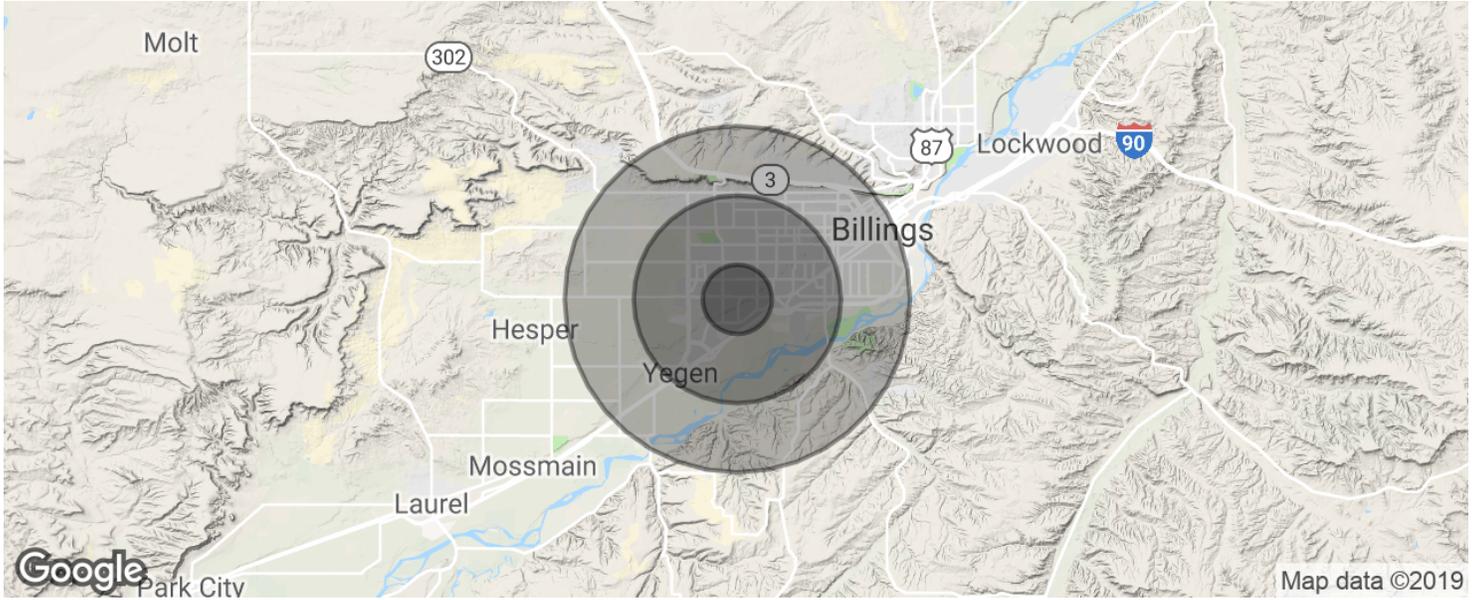
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,378	44,482	86,806
Median age	35.3	40.1	38.9
Median age (Male)	33.8	37.6	36.8
Median age (Female)	36.1	41.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,117	20,068	38,542
# of persons per HH	2.1	2.2	2.3
Average HH income	\$52,118	\$58,027	\$60,343
Average house value	\$153,107	\$179,806	\$196,798

\* Demographic data derived from 2010 US Census

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