



**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
406.855.8946
george@cbcmontana.com

Todd Sherman
406.570.8961
todd@cbcmontana.com

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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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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

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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

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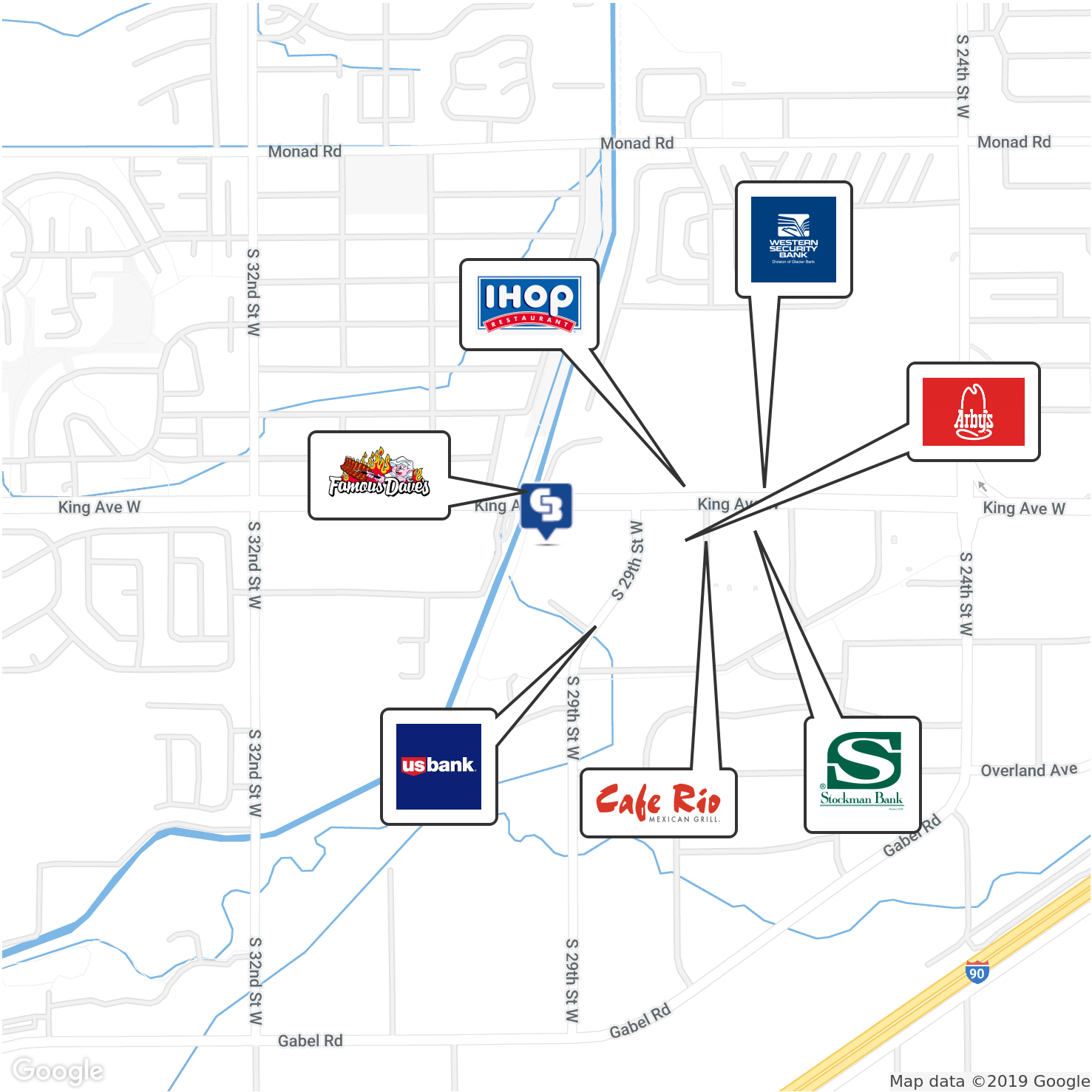
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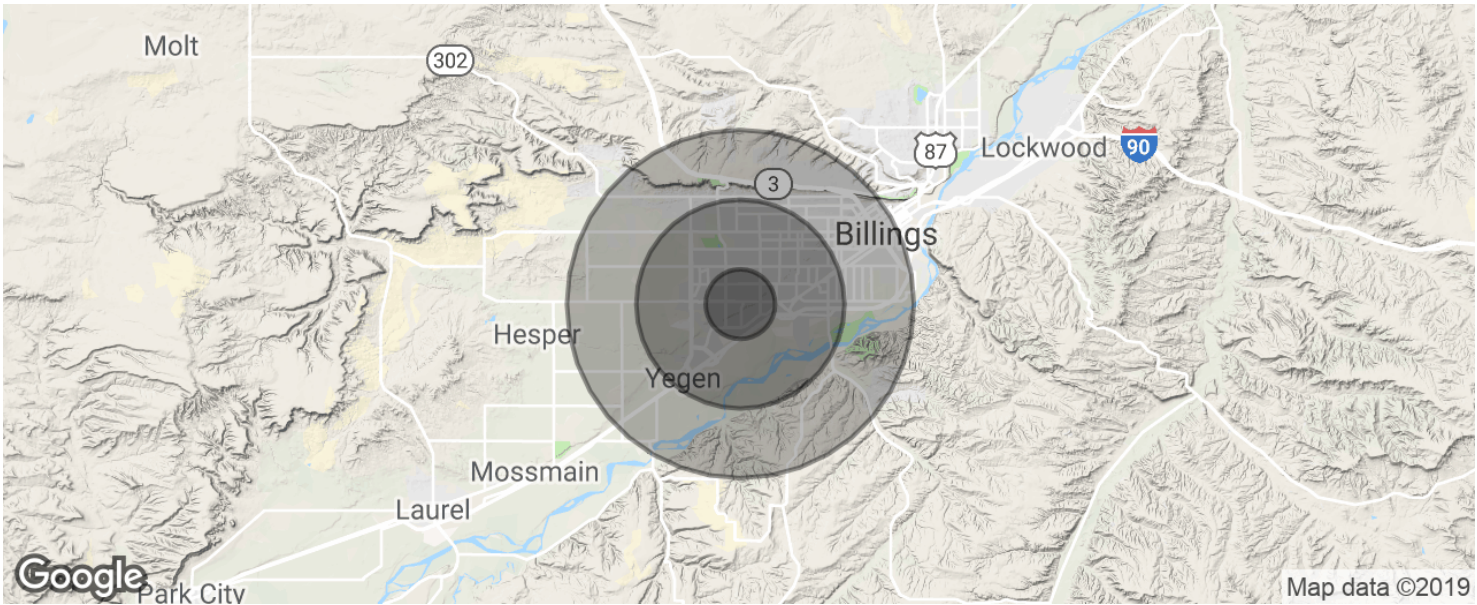
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LEASE



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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