



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

CBCMONTANA.COM

**1219 N 27TH ST - FOR LEASE**



**RETAIL**

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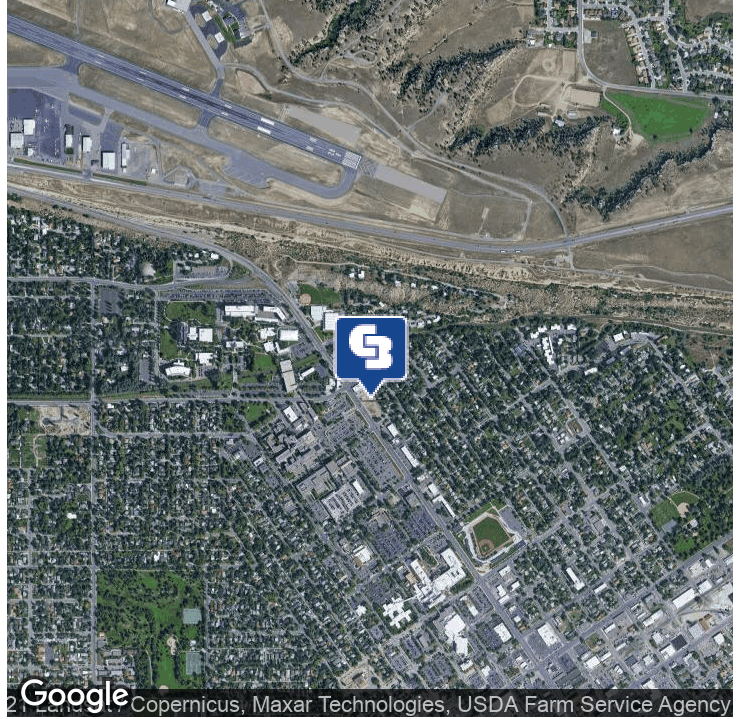
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**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 1219 N 27TH ST

1219 N 27th St, Billings, MT 59101



## OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$15/SF NNN

Lot Size: 23,740 SF

Year Built: 2017

Building Size: 4,472 SF

Zoning: Community Commercial

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## PROPERTY OVERVIEW

PRICE REDUCTION FROM \$21/SF NNN TO \$15/SF NNN

2,000 SF of Retail Space  
High visibility on N 27th with 13,000 cars per day  
Lease rate \$15/SF NNN; NNN = \$5.51/SF (\$3,418/month plus utilities)  
Zoned Community Commercial  
Large Pylon Sign

Great retail opportunities with high visibility from N 27th St boasting traffic counts of over 13,000 cars/day and a City Brew next door to help drive traffic.

The 3D virtual tour can be seen here: <https://tinyurl.com/y4skgsgo>



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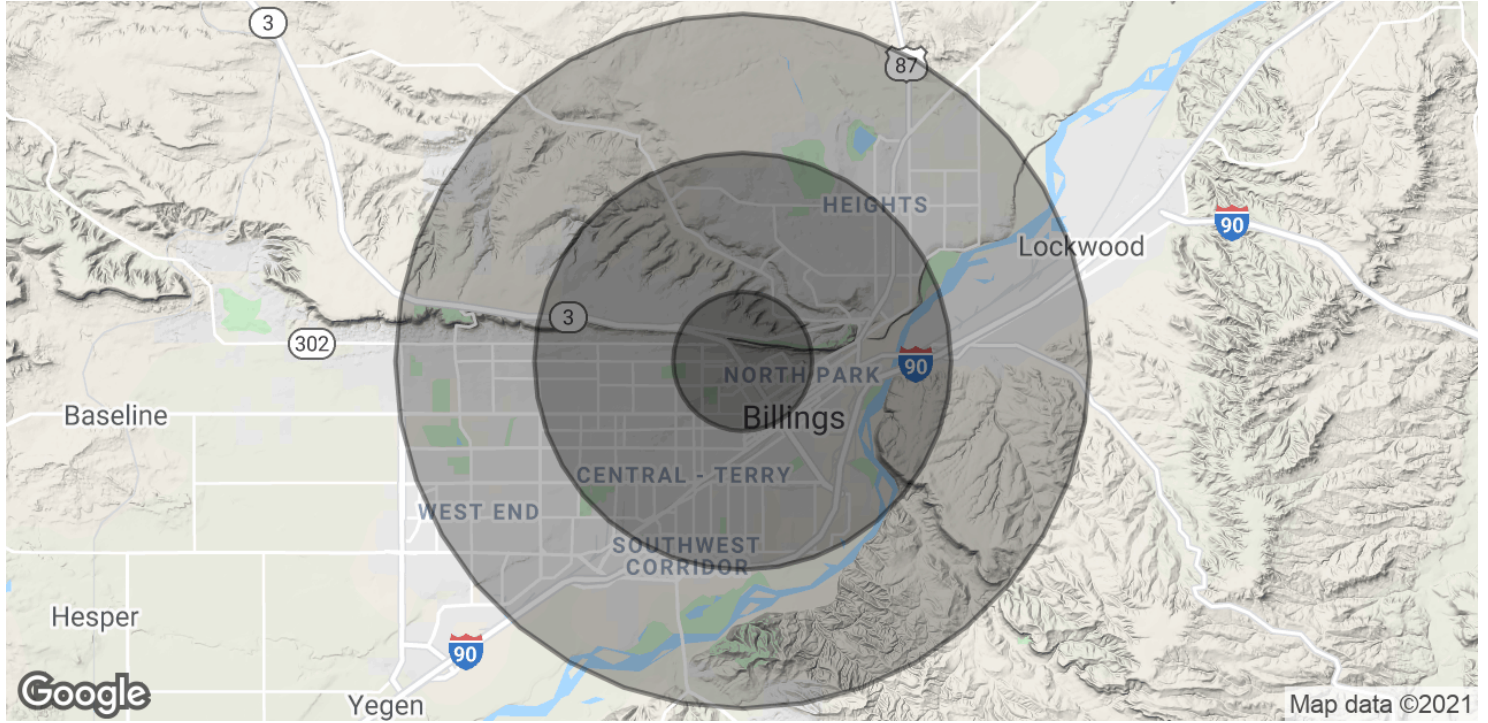
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,358	64,595	105,589
Average age	36.0	34.4	36.5
Average age (Male)	34.6	33.2	35.1
Average age (Female)	37.8	36.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,804	27,591	44,807
# of persons per HH	2.2	2.3	2.4
Average HH income	\$47,397	\$51,947	\$54,954
Average house value	\$230,894	\$158,192	\$168,609

\* Demographic data derived from 2010 US Census

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