



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

5229 KING AVE W UNIT B4

\$8.00 PSF + CAM \$1.60 PSF

5229 King Ave B4
Billings, MT 59106

AVAILABLE SPACE
2,400 SF

FEATURES

- Unit includes Office, Restroom, Overhead Door and Man Door
- 1200 Square Foot Fenced yard

AREA

5229 King Ave W



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OFFICE

Todd Sherman
406 570 8961
todd@cbcmontana.com

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



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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

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OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$8.00 PSF plus \$1.60 CAM

Zoning: Unzoned

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PROPERTY OVERVIEW

5229 King Ave W offers quality shop space for businesses looking for secure quality work space as well as individuals looking for a secure site to store their RV, Classic Car and other valuables.

PROPERTY HIGHLIGHTS

- High Demand Industrial shop space
- ADA restroom, Shop Heater, WIFI Available, and shop sink.
- Concrete Paved Driveway 220 Electrical



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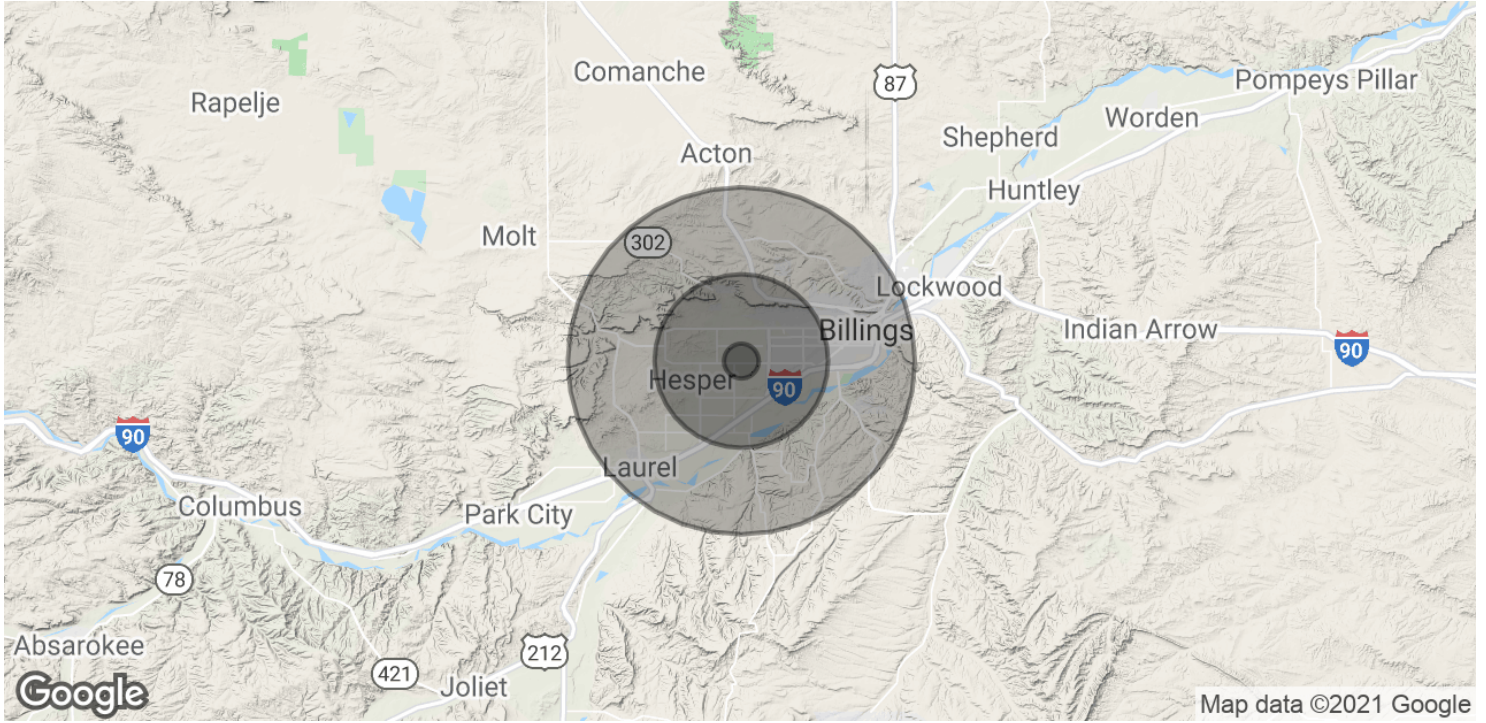


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	36,164	105,226
Average age	38.8	41.6	38.8
Average age (Male)	39.9	39.3	37.2
Average age (Female)	37.3	42.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	15,741	45,440
# of persons per HH	2.7	2.3	2.3
Average HH income	\$77,934	\$76,130	\$64,405
Average house value	\$264,842	\$255,749	\$219,842

* Demographic data derived from 2010 US Census

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TODD SHERMAN

Comm Sales Associate

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords. Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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