



**COLDWELL
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FOR SALE/LEASE

CBCMONTANA.COM

618 S 25TH ST - OFFICE

Billings, MT 59101



OFFICE

Kyle Schlichenmayer
406 698 1899
kyle@cbcmontana.com

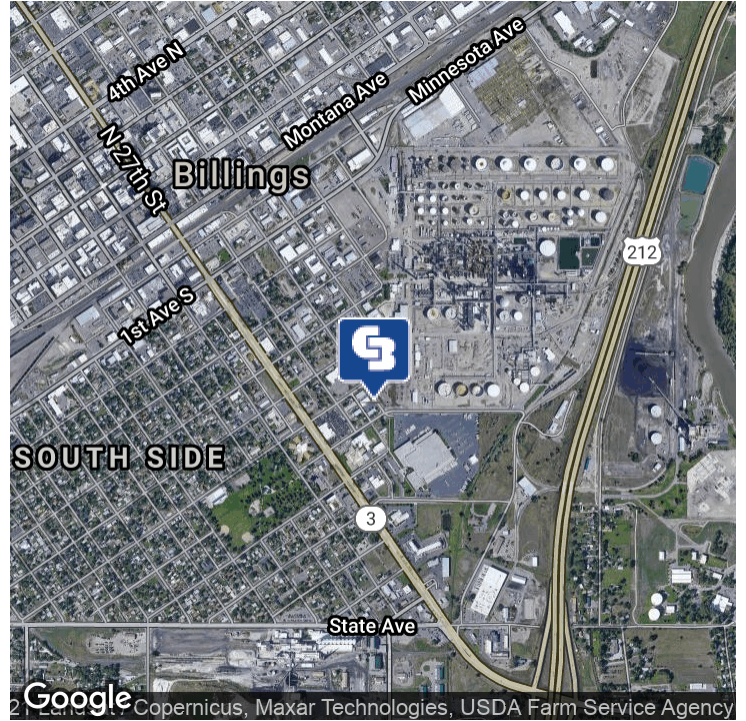
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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



618 S 25TH ST

Billings, MT 59101



OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	0.32 Acres
Year Built:	1999
Building Size:	5,000 SF
Renovated:	2014
Zoning:	Community Commercial

PROPERTY OVERVIEW

- Reception
- 2 conference rooms
- Breakroom
- 10 offices
- 3 ADA restrooms
- Off street parking
- \$7/SF NNN

Property is available for lease at \$3,650/month plus utilities or for sale at \$435,000.

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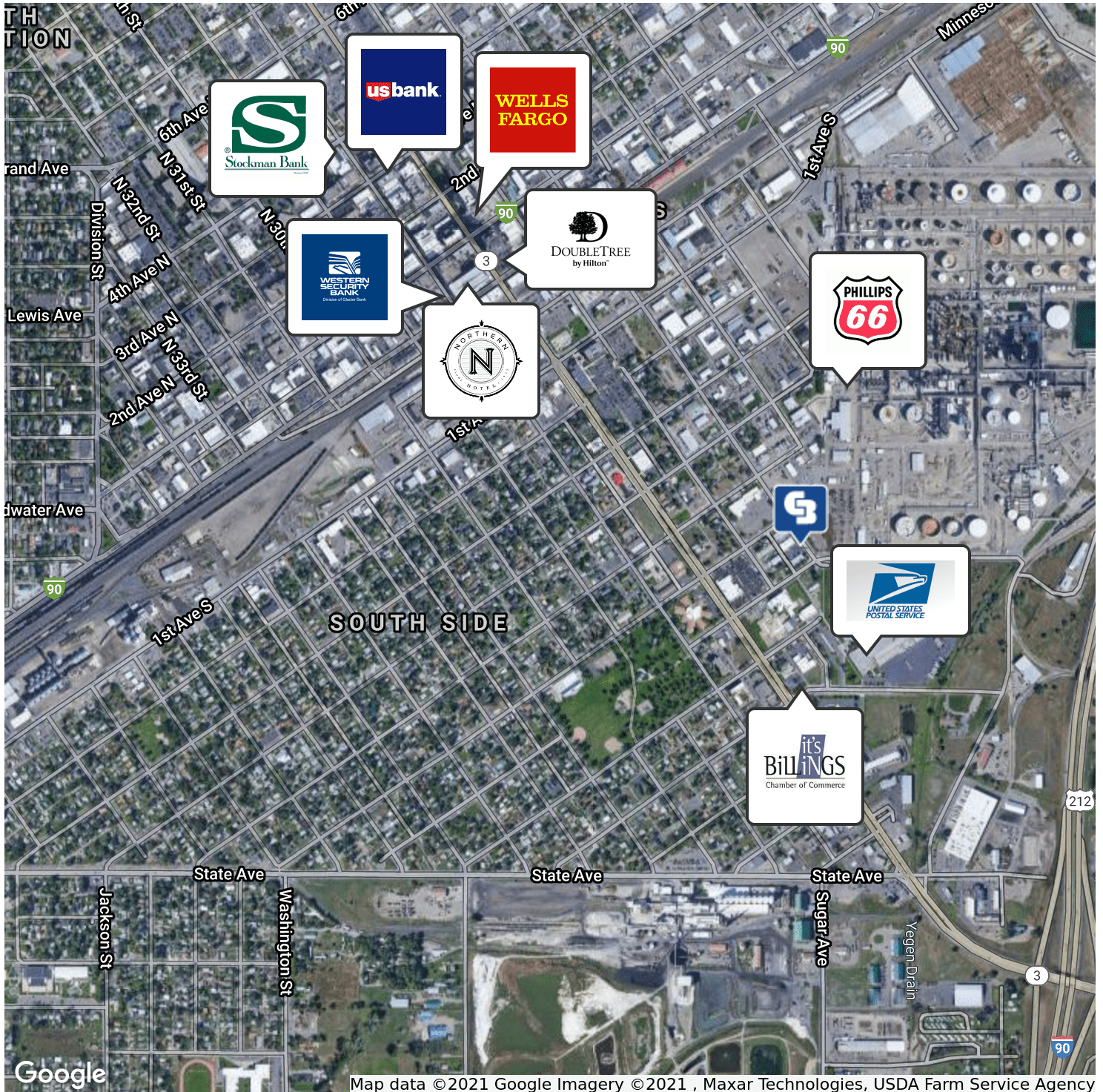
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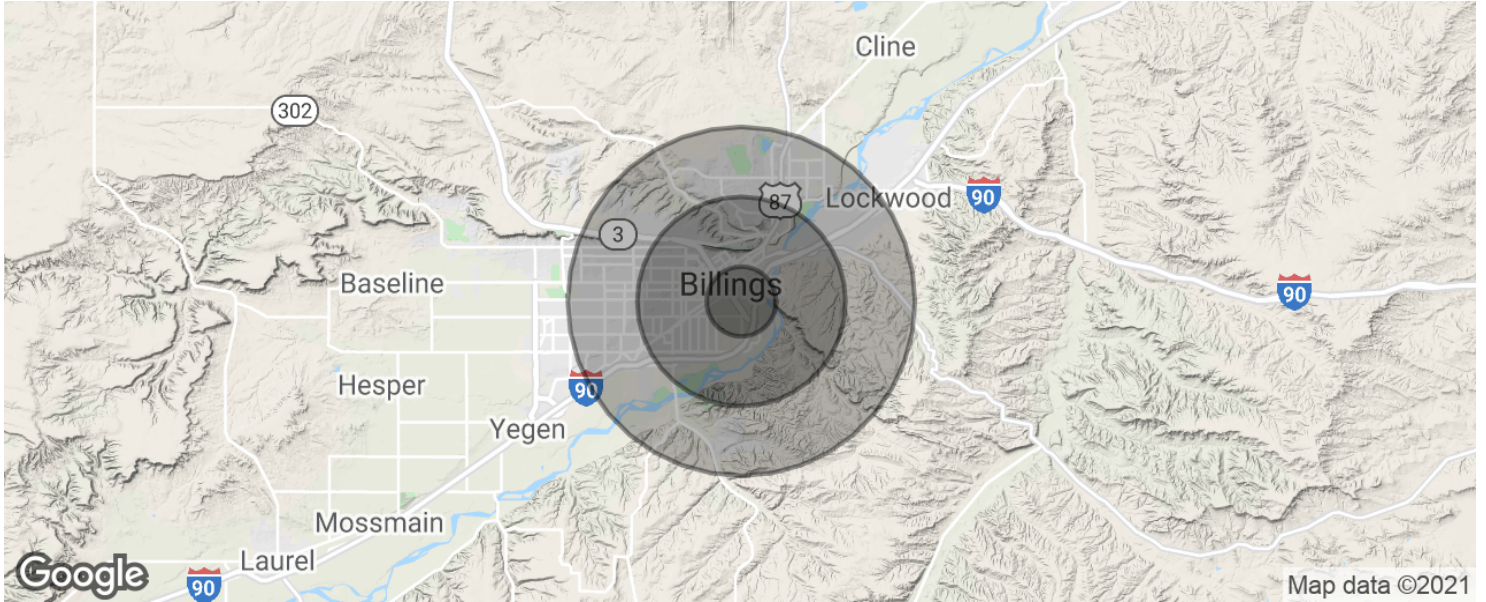


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,019	44,620	92,308
Median age	34.6	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.0	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,713	18,934	39,036
# of persons per HH	2.6	2.4	2.4
Average HH income	\$37,017	\$47,057	\$52,763
Average house value	\$122,014	\$144,678	\$155,875

* Demographic data derived from 2010 US Census

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