



FOR LEASE



OFFICE BUILDING; FLEX
SPACE



2,500 - 4,500 SF



1123 3rd Ave N

1123 3rd Ave N | Billings, Montana 59101

Property Highlights

- Ample parking space available on-site
- Fully serviced with heating, central air conditioning, and plumbing
- Overhead doors
- Chain link fencing with barbed wire
- Optional shop space

Property Description

Located in the vibrant heart of Billings, Montana, this commercial property at 1123 3rd Ave N offers an exceptional opportunity for office & warehouse use. The office footprint is flexible and could include approximately 2,500 SF of warehouse/shop. Boasting a generous lot size of 24,500 square feet, this property features a well-maintained commercial building originally constructed in 1956 and tastefully remodeled in 2012 to meet contemporary standards.

OFFERING SUMMARY

Lease Rate:	\$8.00 - 14.00 SF/yr (Gross)
Available SF:	2,500 - 4,500 SF
Lot Size:	24,500 SF
Building Size:	10,455 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	395	1,679
Total Population	211	842	3,653
Average HH Income	\$58,122	\$60,496	\$66,679

Lease Rate: \$8.00 - 14.00 SF/yr (Gross)



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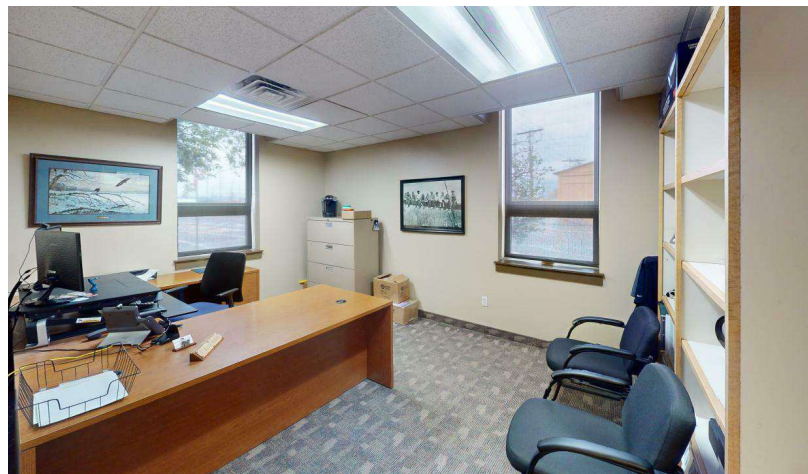
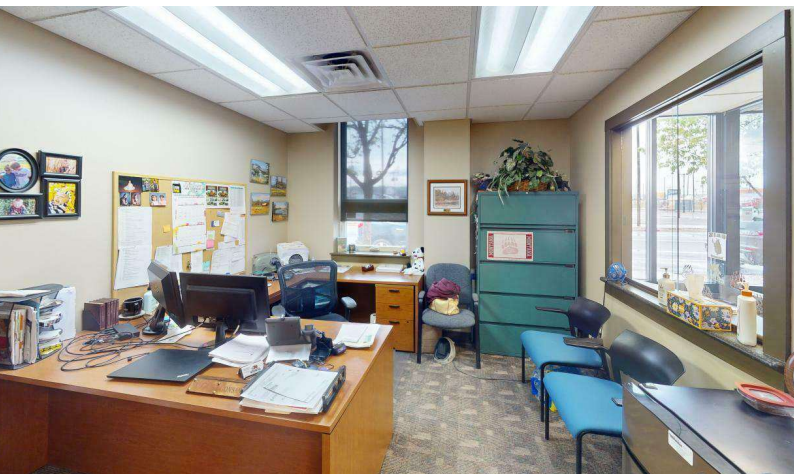
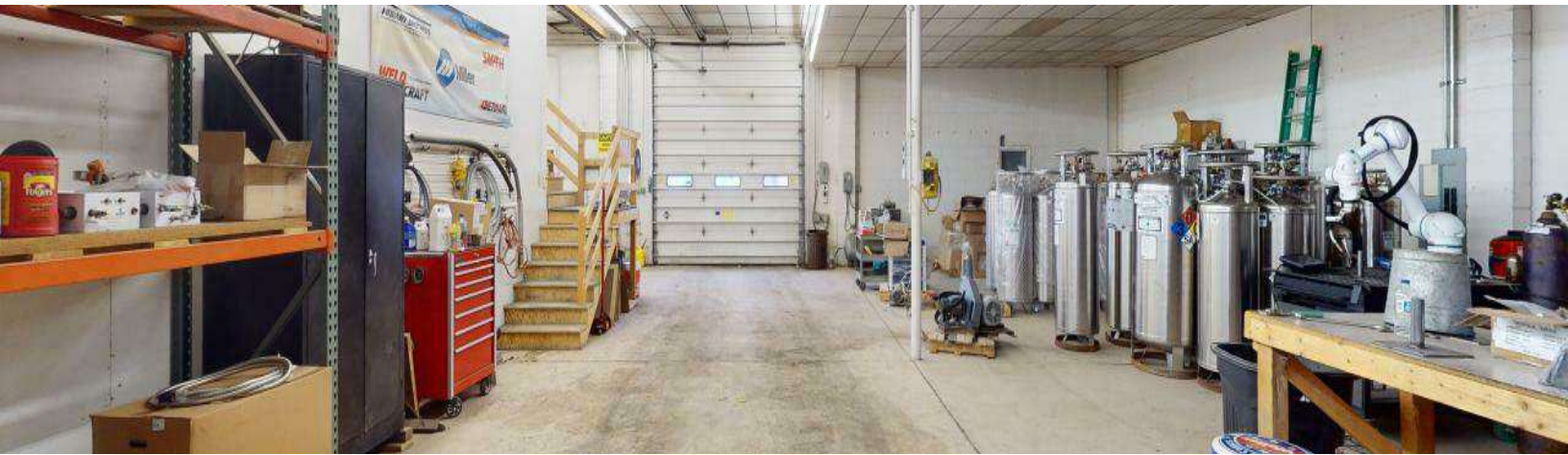
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FLOOR PLAN

GROSS INTERNAL AREA
TOTAL : 10,455 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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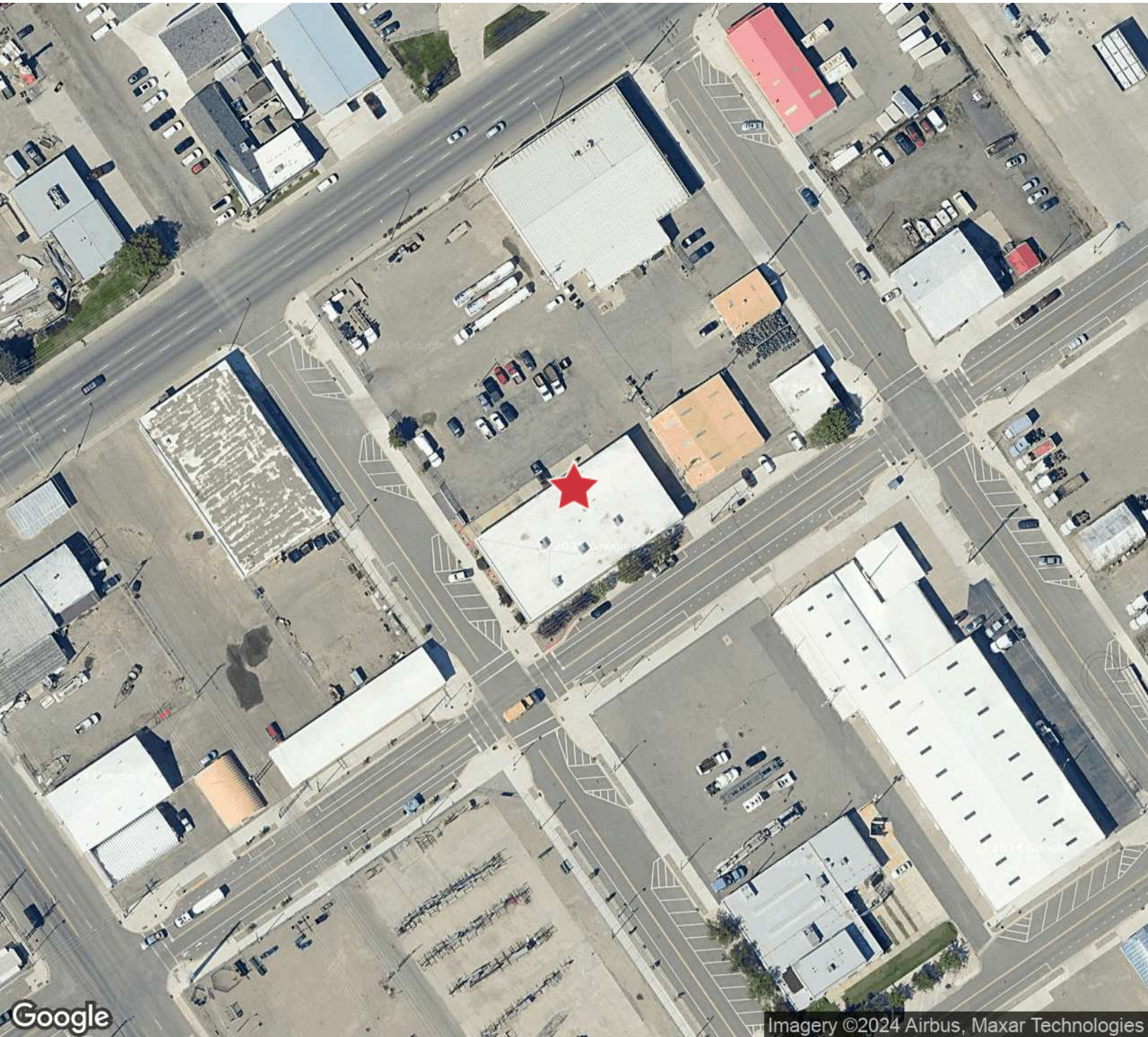
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Google

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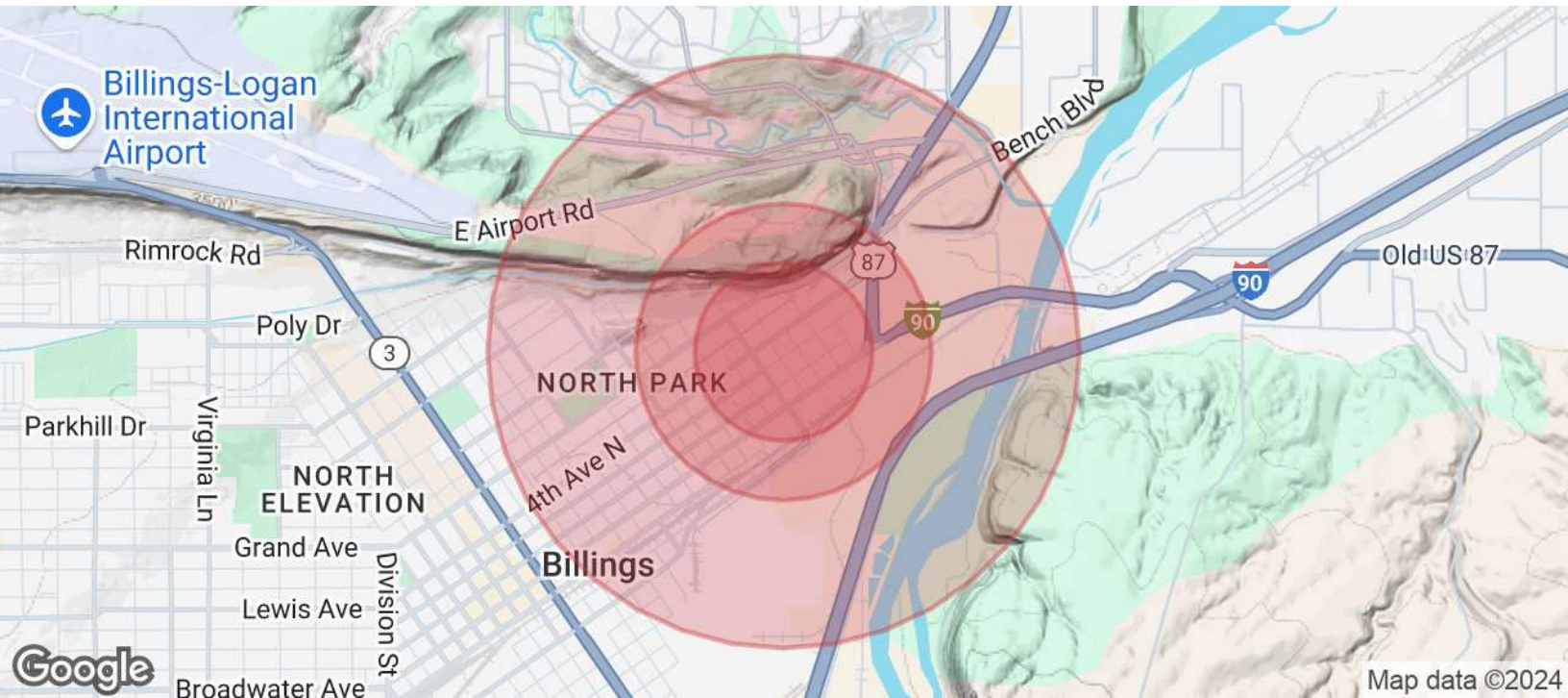
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	211	842	3,653
Average Age	39	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	104	395	1,679
# of Persons per HH	2	2.1	2.2
Average HH Income	\$58,122	\$60,496	\$66,679
Average House Value	\$568,341	\$485,282	\$393,476

Demographics data derived from AlphaMap

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