

LEASE

434 GRAND AVENUE

Billings, MT 59101



LEASE RATE

\$1,500 per month

Nathan Matelich, SIOR, CCIM

(406) 781-6889

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Lease Rate

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OFFERING SUMMARY

Building Size:	1,448 SF
Lot Size:	12,250 SF
Year Built:	1943
Zoning:	Neighborhood Mixed Use

PROPERTY OVERVIEW

- *1,448 sf Commercial Office Building
- *2 Private Offices
- *Reception Area
- *Bathroom & Kitchenette
- *Unfinished Basement — Ideal for Storage
- *Located Across from Senior High School
- *High Traffic Counts on Busy Grand Ave
- *Pylon Sign

LOCATION OVERVIEW

434 Grand Ave presents a versatile office opportunity on busy Grand Ave, across from Senior High School. This commercial building offers a functional layout with 2 private offices, a welcoming reception area, a kitchen area for staff, and an unfinished basement providing ample storage space. Located across from Senior High School & Daylis Stadium, this location offers excellent visibility and accessibility for professional or administrative use. Daylis Stadium is currently under construction and set to be the premier outdoor sporting facility in the state of Montana, hosting a plethora of events — adding to the area's continued growth and traffic. If you're looking for an office location with strong visibility and steady daily traffic, this could be perfect for you!

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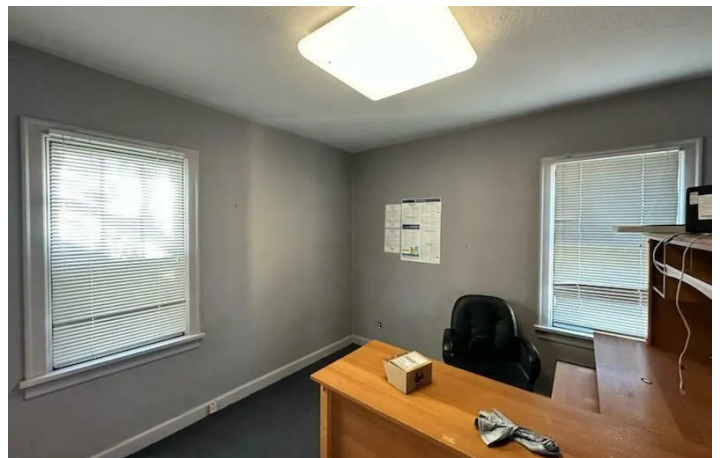


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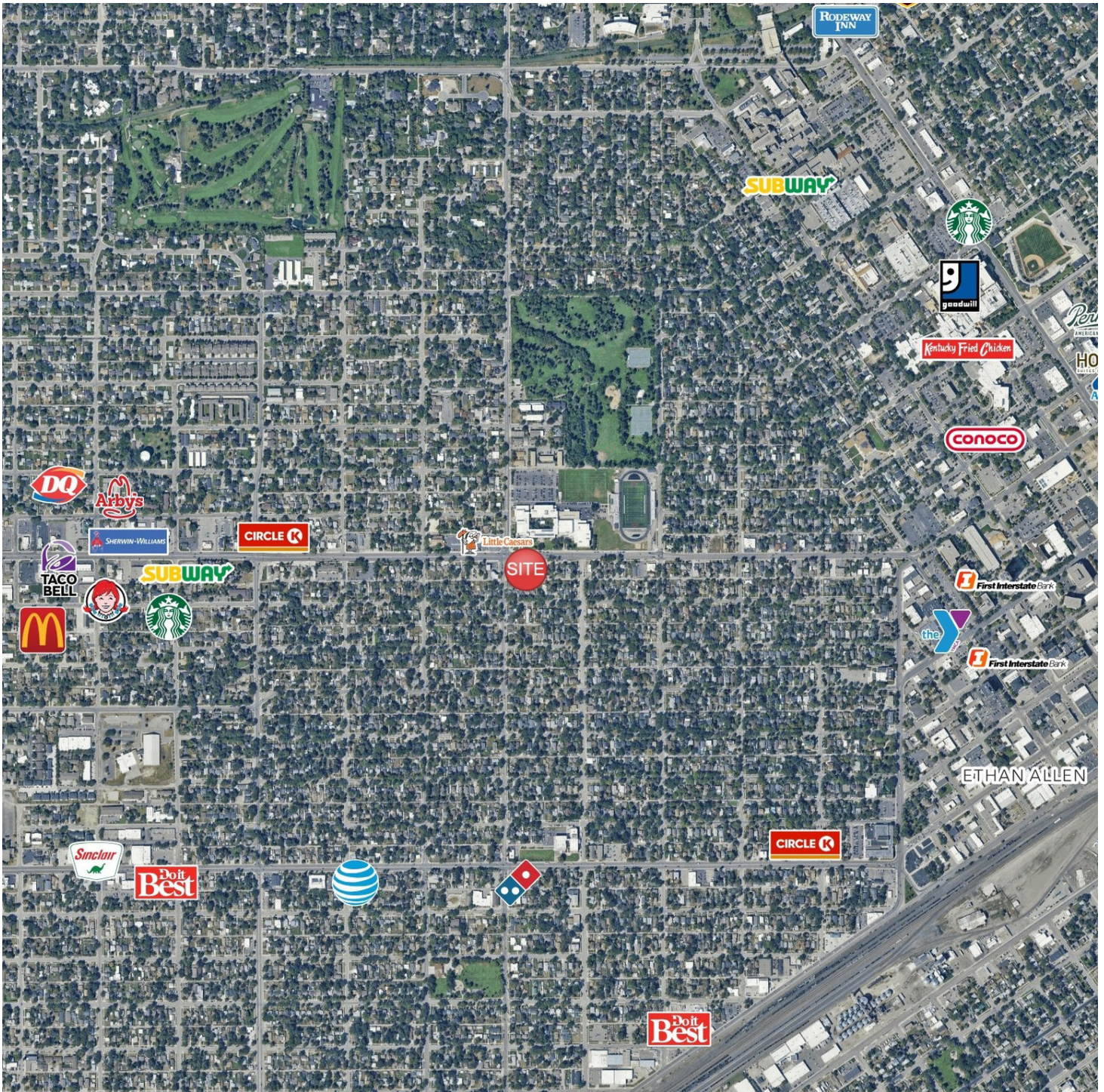


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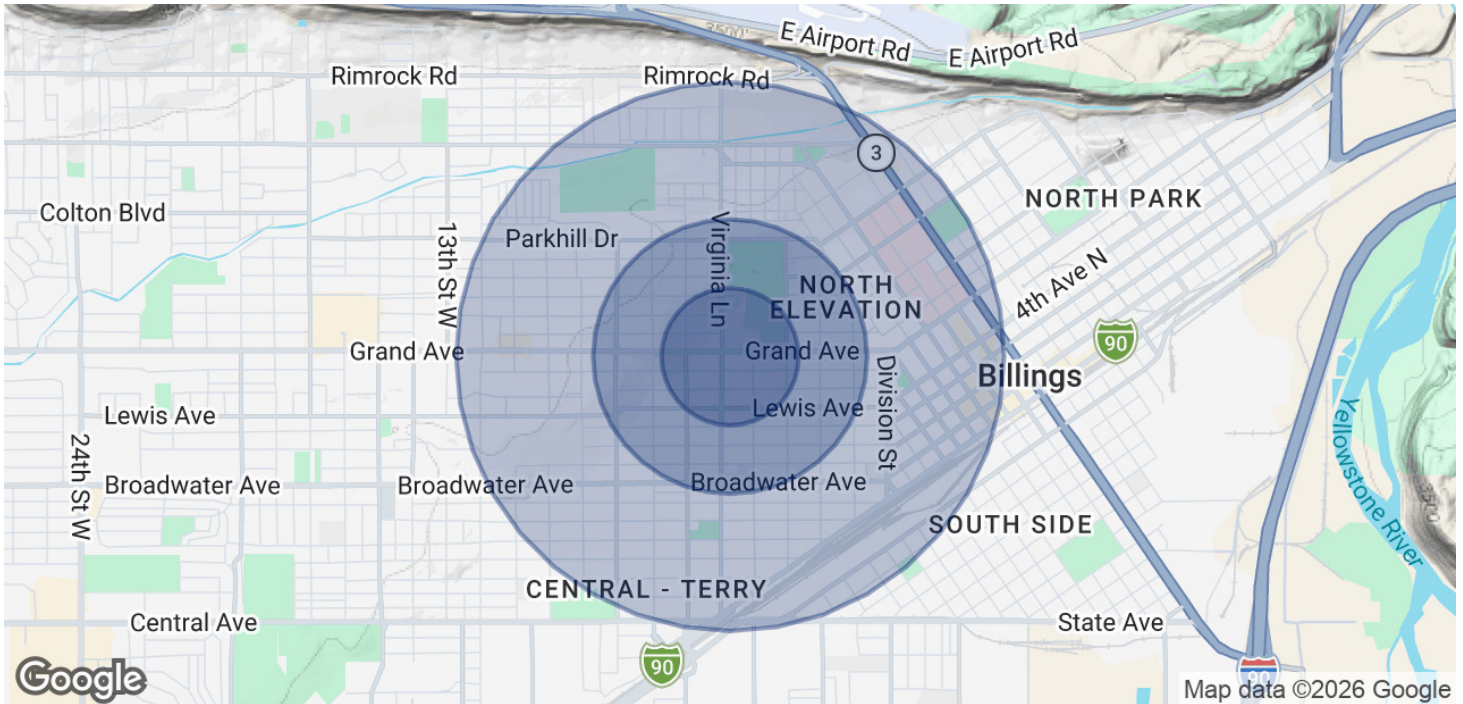


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	958	4,112	14,964
Average Age	43.1	44.7	37.6
Average Age (Male)	41.8	42.6	37.3
Average Age (Female)	40.4	42	37.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	511	2,126	6,885
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$76,922	\$76,651	\$76,852
Average House Value	\$274,712	\$277,923	\$281,799

2023 American Community Survey (ACS)

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