

# LEASE

## 1400 S 24TH ST W, STE 7

1400 S 24th St W Billings, MT 59102

LEASE RATE

\$7,306.42 per month



COLDWELL BANKER  
COMMERCIAL  
CBS

**Nathan Matelich, CCIM**

406 781 6889

**Erik Caseres**

406 861 4742

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## OFFERING SUMMARY

Building Size:	70,720 SF
Available SF:	4,078 SF
Lot Size:	198,851 SF
Zoning:	CX-Heavy Commercial

## PROPERTY OVERVIEW

- \*4,078 SF Retail, Bar or Restaurant Space for Lease
- \*\$7,306.42/mo + Utilities
- \*Open Retail Area, Seating Area or Bar/Tasting Room
- \*Private Restrooms
- \*Ideal for any user in the food and beverage industry
- \*Additional Space in the Rear to Add a Kitchen
- \*\$18.00/SF/YR + \$3.50 NNN
- \*Zoned Heavy Commercial
- \*Neighboring tenants include Carverss, Get Air, Jake's Bar & Grill and By All Means Brewing

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### LISTING OVERVIEW

1400 S 24th St W offers a wide range of possibilities to any business owner in the retail or food/beverage industries. The suite is currently being used as a distillery/tasting room which could provide an amazing opportunity for any aspiring distiller looking to take their craft to the next level. This modern suite includes polished concrete flooring, modern industrial style ceilings and is currently configured with a bar, private restrooms, and a seating area, offering the perfect setting for customers looking for a unique experience. The back half of the suite is at present, being used to conduct distillery operations and there is also ample room for storage or the addition of a full kitchen in this portion of the building.

Not in the business of creating high quality craft spirits? Not to worry!

This space could easily be transitioned into a coffee shop, retail store, or be converted into a modern office with retail exposure. This could also be the perfect spot for hosting events or providing local entertainment. The suite also offers high visibility from Gabel Road and is conveniently located near some of the best restaurants, entertainment, and amenities in town. Call to schedule a showing appointment today!



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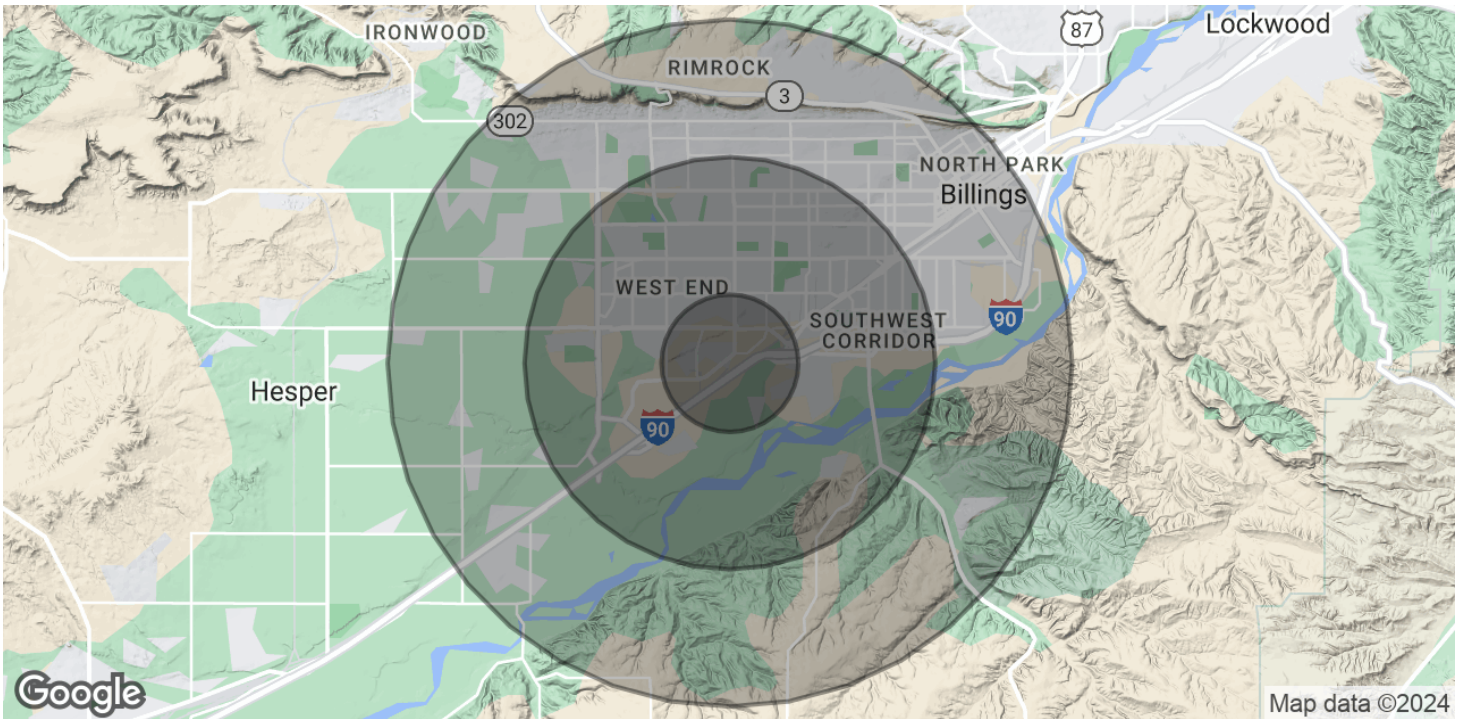


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,850	37,537	84,709
Average Age	38.9	40.4	39.9
Average Age (Male)	33.1	37.9	38.3
Average Age (Female)	44.1	42.7	41.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	895	18,686	40,148
# of Persons per HH	2.1	2	2.1
Average HH Income	\$59,572	\$68,624	\$78,671
Average House Value	\$156,434	\$216,965	\$241,239

\* Demographic data derived from 2020 ACS - US Census

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