

LEASE

430 & 434 GRAND AVENUE

Billings, MT 59101



LEASE RATE KIOSK \$1,500/mo

LEASE RATE COMMERCIAL BUILDING \$1,500/mo

Nathan Matelich, SIOR, CCIM

(406) 781-6889

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Lease Rate per unit:

\$1,500/MO

OFFERING SUMMARY

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

PROPERTY OVERVIEW

Available Individually or Together:

DRIVE-THROUGH KIOSK - HVAC, plumbing, electrical, sink & hot water heater
COMMERCIAL BUILDING - 2 offices, bathroom, kitchen area & storage.

- Pylon Sign
- High traffic counts on busy Grand Ave
- Located across from Senior High School & Daylis Stadium

LOCATION OVERVIEW

Situated directly across from Senior High School and Daylis Stadium — currently under construction and set to become Montana's premier outdoor sporting facility — this location offers year-round foot traffic from students, staff, and event-goers. For any business looking for a captive audience and pounding traffic on Grand Ave, this is it.

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DRIVE-THROUGH KIOSK

- Lease Rate \$1,500/mo
- Fully Equipped Drive-Through Retail Kiosk
- HVAC, Plumbing & Electrical Already In Place
- Commercial Sink, Hot Water Heater & Food Prep Surface
- Designed for High-Volume Quick-Service Operations
- Drive-Through Lane
- Pylon Sign Visible from Grand Avenue
- Previously Operated as Pop Stop — Soda, Coffee, Boba Tea & Quick Bites
- Ready for New Concept with Minimal Buildout Required

With Daylis Stadium under construction directly across the street and Senior High School next door, this kiosk is positioned to serve a steady stream of students, athletes, and event attendees. Whether coffee, snacks, or specialty drinks — the built-in customer base is already there.



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COMMERCIAL BUILDING

- Lease Rate \$1,500/mo
- 1,448 SF Commercial Building Built in 1943
- 2 Private Offices, Full Bathroom, Kitchen Area & Storage
- Flexible Layout Suitable for Office or Retail
- Recently Updated Interior with Modern Finishes
- Ample Natural Light Throughout
- Full Kitchen Area Ideal for Break Room or Food Prep
- 12,250 SF Lot Provides Generous On-Site Parking

Whether you're looking for a turnkey commercial office or a complementary space to operate alongside the drive-through kiosk, this building offers rare flexibility in a high-traffic Billings corridor.



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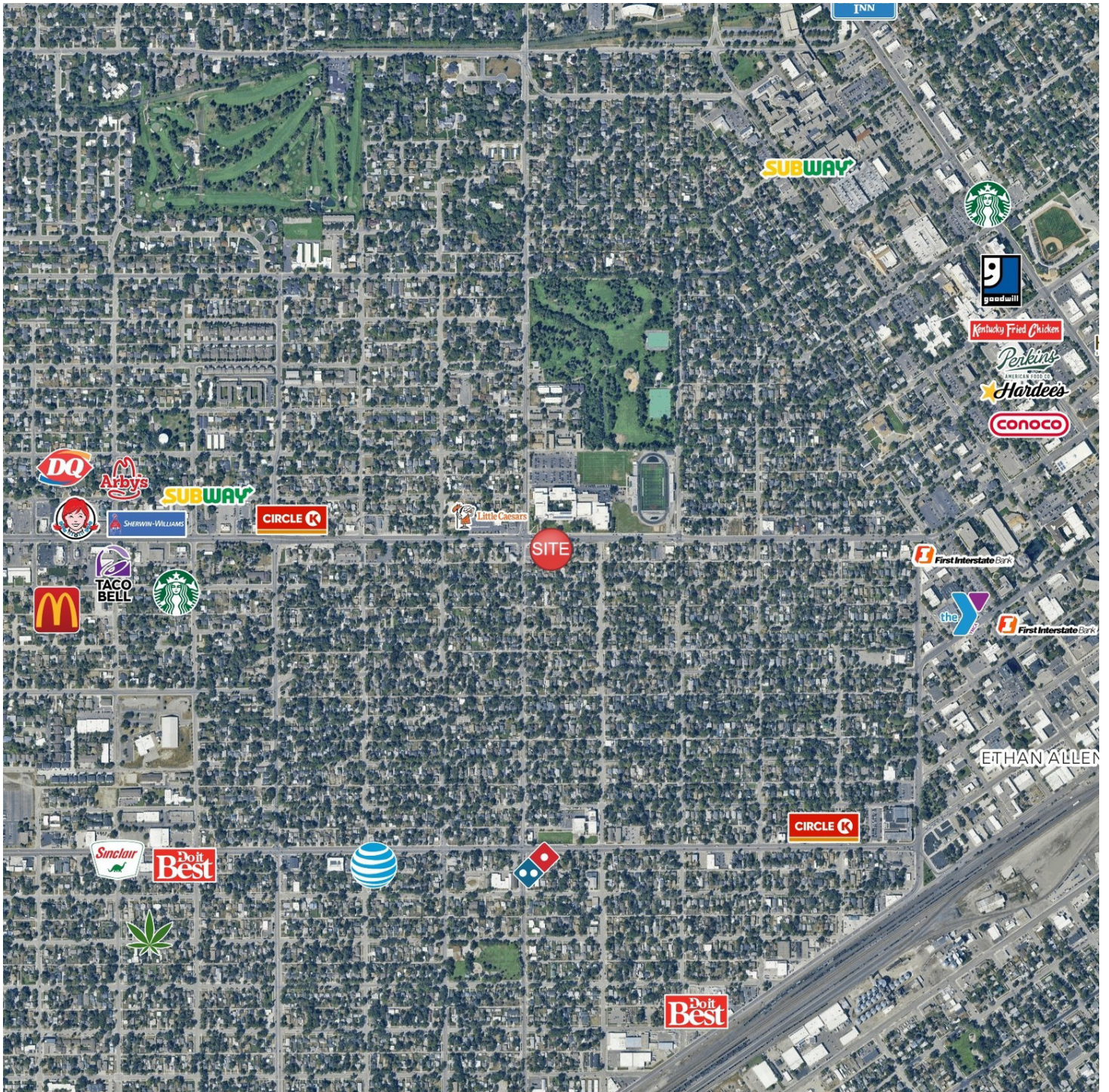


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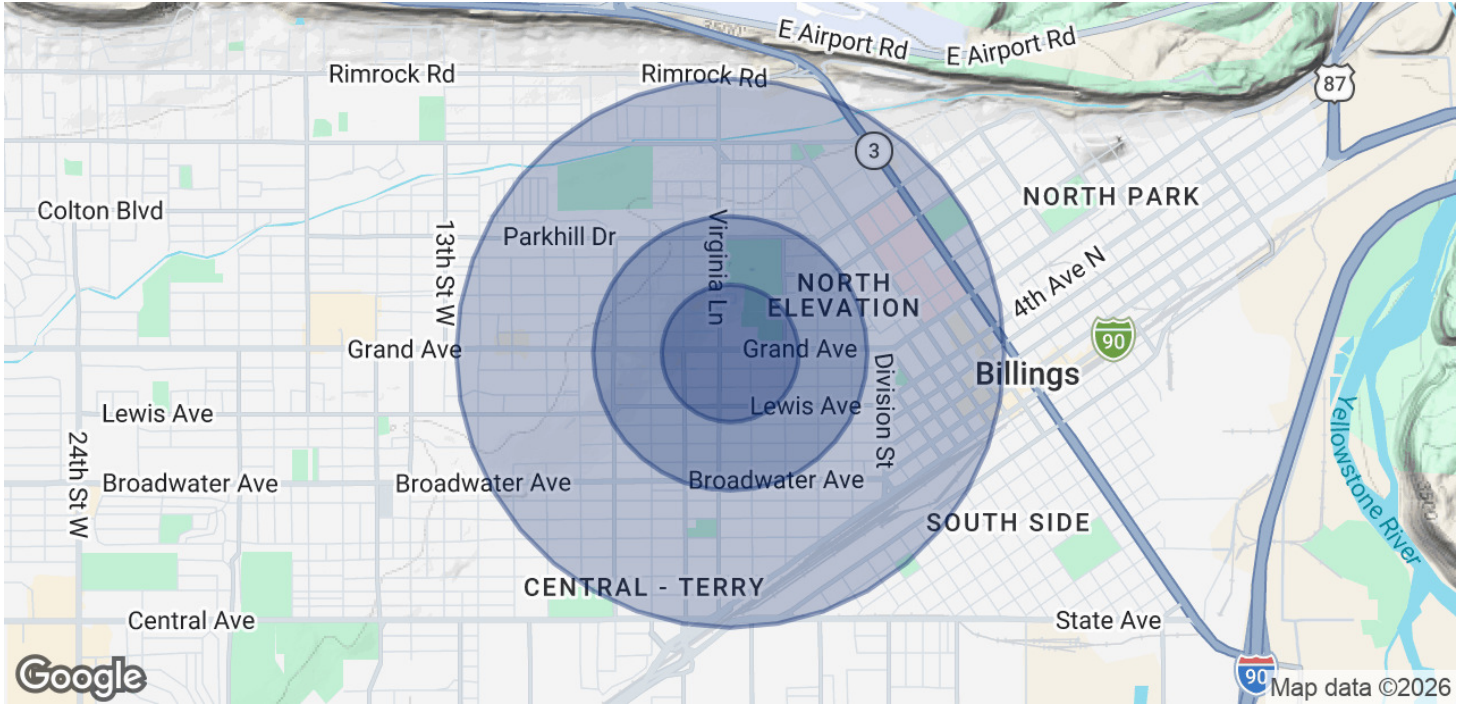


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	953	4,095	14,972
Average Age	42.8	44.5	37.6
Average Age (Male)	41.5	42.5	37.3
Average Age (Female)	40.3	42	37.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	510	2,117	6,890
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$76,289	\$76,614	\$76,645
Average House Value	\$271,615	\$277,966	\$281,569

2023 American Community Survey (ACS)

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