

INDUSTRIAL FOR LEASE

\$900/MO



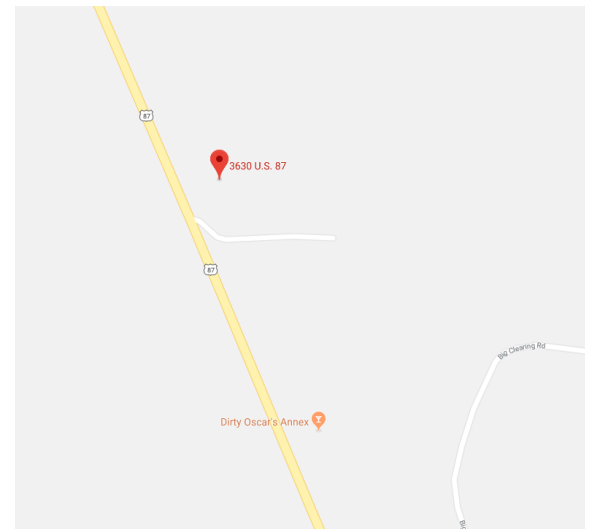
CBS



3630 Highway 87 South, Roundup MT

PROPERTY HIGHLIGHTS

- 3,200 SF Retail/Office Space with attached shop for Lease
- Shop/Warehouse space is approx 1,200 SF
- \$900/mo + utilities
- Plenty of parking and excess land for outside storage
- Highway exposure with excellent signage opportunity
- Attractive building with newer metal roof and wood timbers providing for a rustic Montana look



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3630 HWY 87 S, ROUNDUP, MT 59072

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PROPERTY OVERVIEW

Attractive, well taken care of flex space available for lease right on Hwy 87 with great signage opportunity just south of Roundup. This property was previously a convenience store with built in coolers in the retail area and attached shop area for storage, but would make a great location for any small business that needs both retail/office and shop/warehouse space.

Beautiful building with rustic charm located 13 miles south of Roundup and 35 miles north of Billings. Ideal location for a retail or service based business wanting highway frontage servicing the Roundup/Billings area.



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LEASE RATES

Rental Rate	\$900/Mo
Building	3,200 SF
Land	133,880 SF

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PROPERTY FEATURES

Property Type	Industrial
Property Sub-type	Flex Space
Building Size	3,200 SF
Lot Size	2 AC

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SITE LOCATION



CONTACT INFORMATION

For more information, please contact:

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