LEASE

2376 MAIN ST

2376 Main St, Suite 806 Billings, MT 59105

LEASE RATE $3,150/mo + utilities

COLDWELL BANKER COMMERCIAL CBS

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

Todd Sherman
406 656 2001
todd@cbcmontana.com

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LEASE

2376 MAIN ST 2,520 SF

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Lease Rate	**$3,150/MO (+ UTILITIES)**

OFFERING SUMMARY

Building Size:	14,000 SF
Available SF:	2,520 SF
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

*2,520 SF of Retail Space for Lease
*$3,150/mo + utilities
*Space includes reception with multiple private offices
*Fenced yard behind building perfect for a daycare or outside storage
*$9.50-$12 PSF NNN
*NNN = $3 PSF
*Zoned CX-Heavy Commercial
*Plenty of Parking
*ADA Restrooms

LOCATION OVERVIEW

2376 Main St is a great retail location in the Billings Heights at the intersection of Main Street & Highway 87. This attractive Class A retail building is ideal for a church, daycare, salon, chiropractor, physical therapist, fitness studio or anyone looking for a large open space for group classes. This building enjoys great anchor tenants such as Bull Mountain Grill and Elite Dental. High traffic counts will only increase with the new bypass coming.

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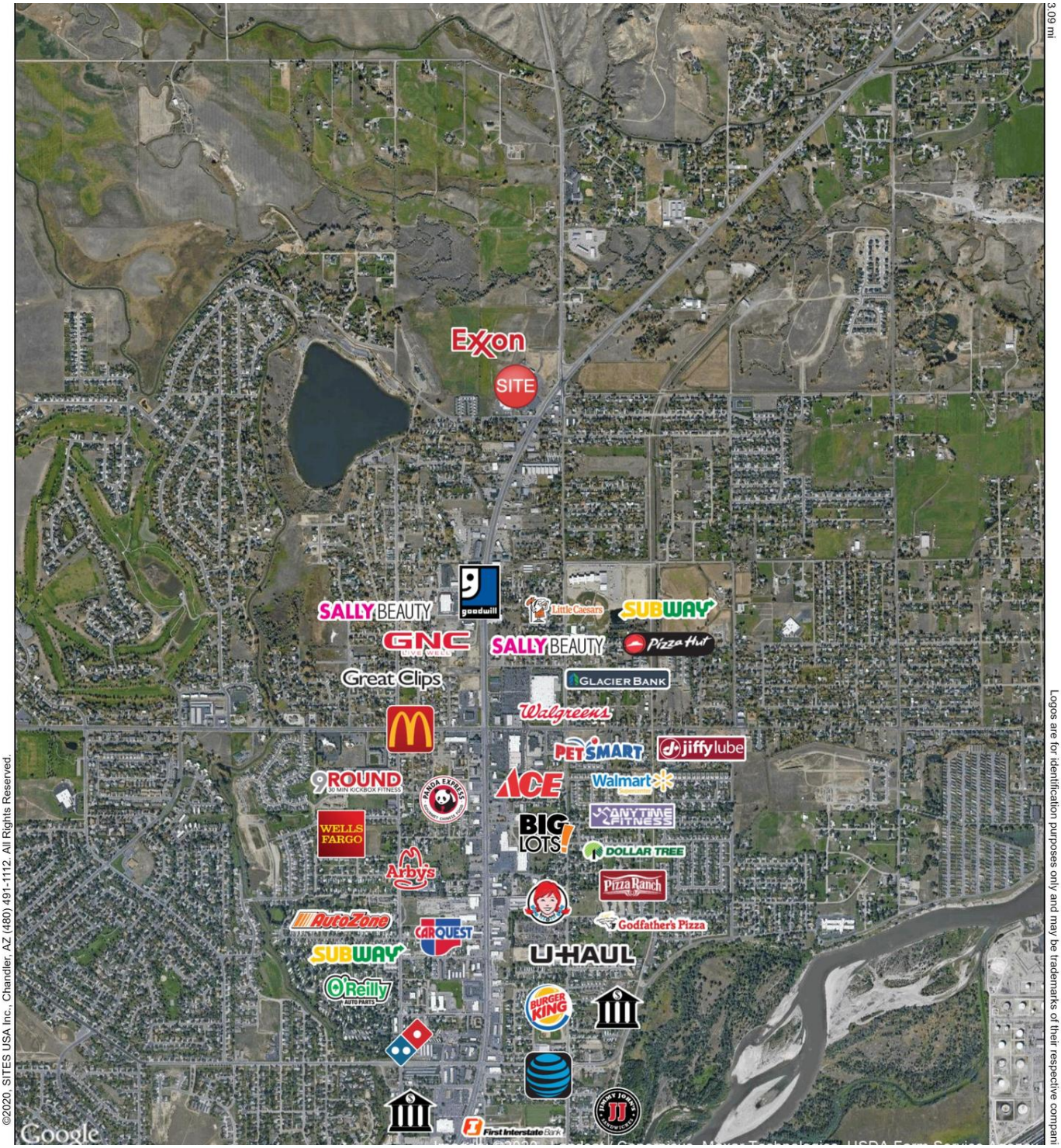

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