

LEASE

2376 MAIN ST

2376 Main St, Suite 806 Billings, MT 59105

LEASE RATE

\$7,292/mo (+ utilities)



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Todd Sherman

406 570 8961

LEASE

2376 MAIN 7,000 SF

2376 Main St, Suite 806 Billings, MT 59105



Lease Rate

**\$7,292/MO
(+ UTILITIES)**

OFFERING SUMMARY

Building Size:	14,000 SF
Available SF:	7,000 SF
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

*7,000 SF of Retail Space for Lease

*\$7,292/mo + utilities

*Spaces are ideal for daycare, salon, physical therapy, workout facility, dance or group classes

*Fenced yard behind building perfect for a daycare or outside storage

*\$9.50 PSF NNN

*NNN = \$3 PSF

*Zoned CX-Heavy Commercial

*Plenty of Parking

*ADA Restrooms

*Fully designed and ready for permitting for a daycare

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.

Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2376 MAIN 7,000 SF

2376 Main St, Suite 806 Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2376 MAIN 7,000 SF

2376 Main St, Suite 806 Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2376 MAIN 7,000 SF

2376 Main St, Suite 806 Billings, MT 59105



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961

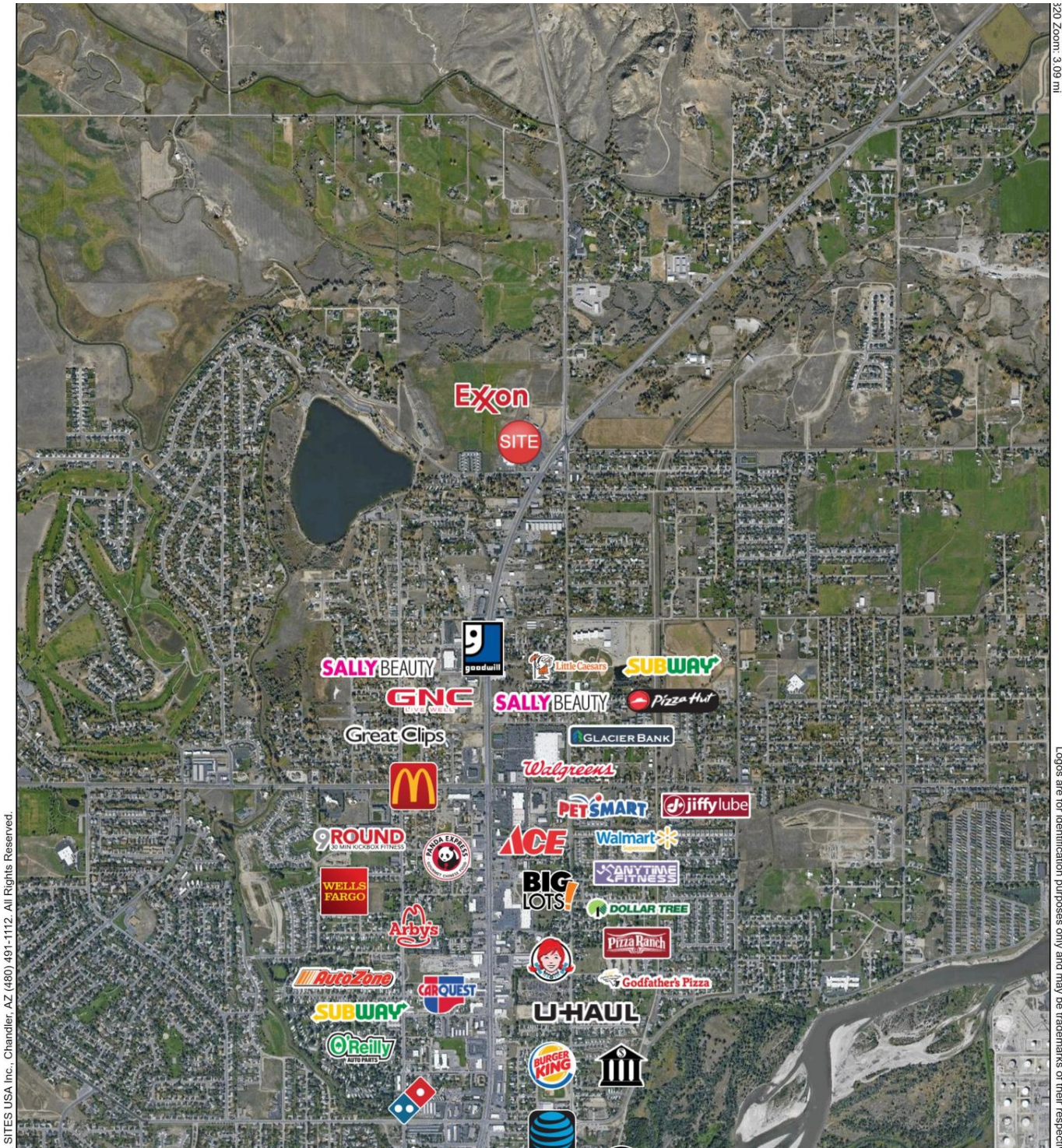


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2376 MAIN 7,000 SF

2376 Main St, Suite 806 Billings, MT 59105



320 Zoom: 3.09 mi

Logos are for identification purposes only and may be trademarks of their respective owners.

SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS