

LEASE

1441 15TH ST W

Billings, MT 59102



PROPERTY DESCRIPTION

Retail/Office location just off busy Grand Avenue. Building features Retail/Breakroom/Bathroom/Downstairs Storage with plenty of windows to create a bright feel on the interior. Great off-street parking is exclusive to this building helps customers/employees with a safe/secure place to park for ~eight (8) vehicles, with additional on-street parking surrounding the building. Building is ADA accessible from the exterior with a newly-poured wheelchair ramp. Large Pylon Sign with Customizable Electronic Message Board fully available to the single-tenant.

PROPERTY HIGHLIGHTS

- Price: \$8.00/SF (NNN) + Utilities
- Upstairs: 2,183 SF Retail/Office
- Downstairs: 2,183 SF Retail/Storage
- Lease Terms: Minimum 2-Year Lease
- Zoning: CMU1 - Corridor Mixed-Use 1
- Exclusions: No Pawn Shops

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	4,366 SF

Mike Bruschwein

406 697 6176

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Brian Williams

406 930 1750

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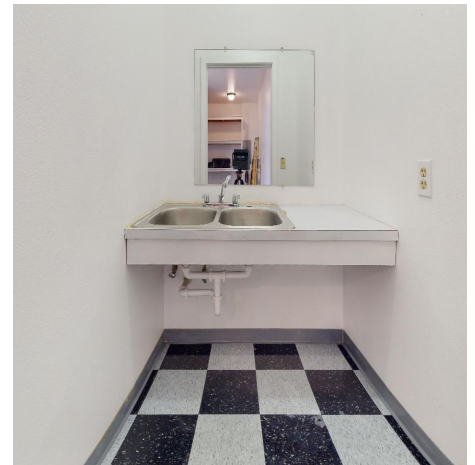


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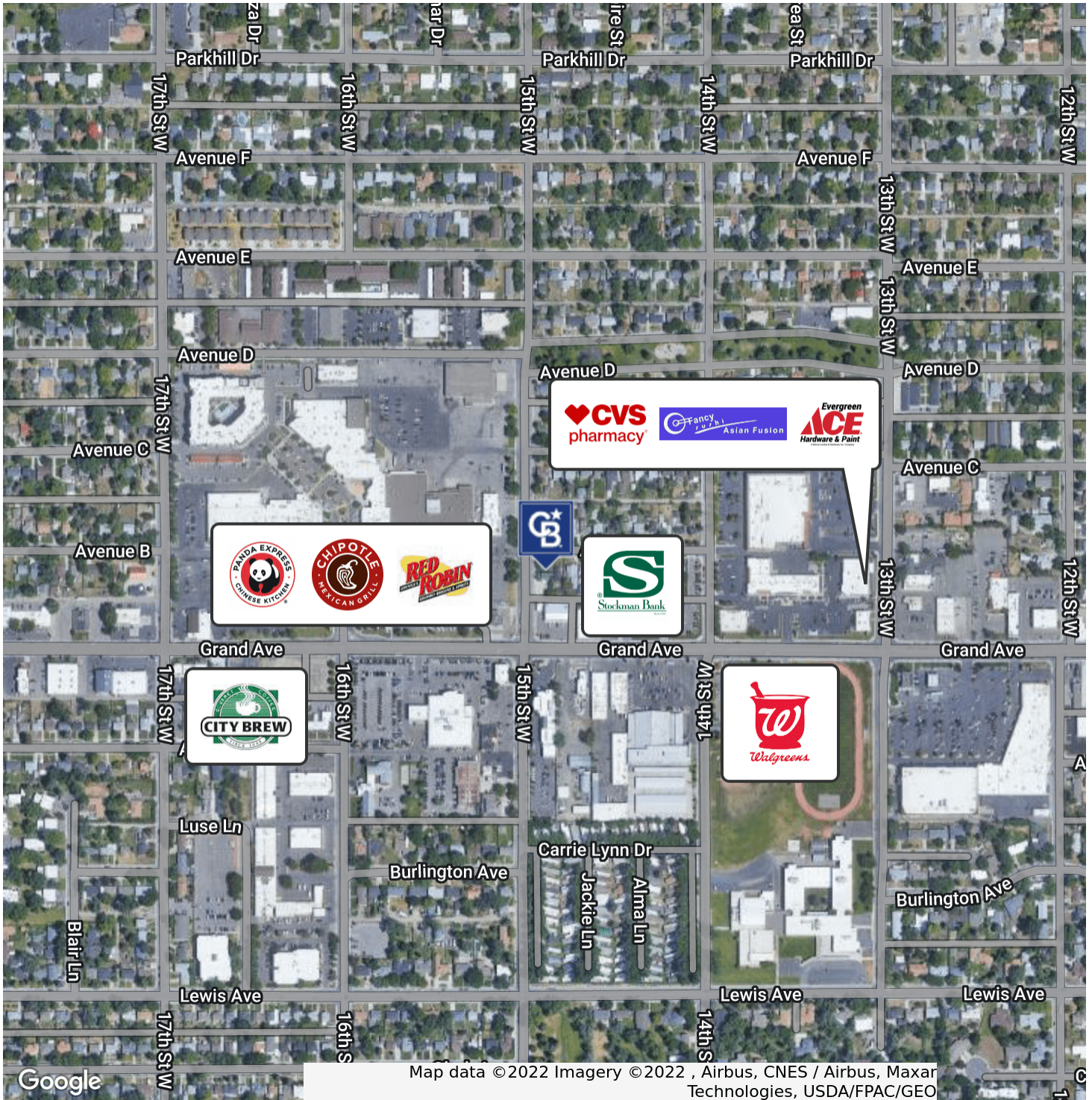


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