

LEASE

2376 MAIN ST

2376 Main St, Suite 806 Billings, MT 59105

LEASE RATE

\$1,750/mo + utilities



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Todd Sherman

406 570 8961

LEASE

2376 MAIN ST 1,400 SF
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Lease Rate

**\$1,750/MO
(+ UTILITIES)**

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Building Size: | 14,000 SF |
| Available SF: | 1,400 SF |
| Zoning: | CX-Heavy Commercial |

PROPERTY OVERVIEW

- *1,400 SF of Retail Space for Lease
- *\$1,750/mo (+ utilities)
- *Was previously a cafe or salon
- *Fenced yard behind building perfect for a daycare or outside storage
- *\$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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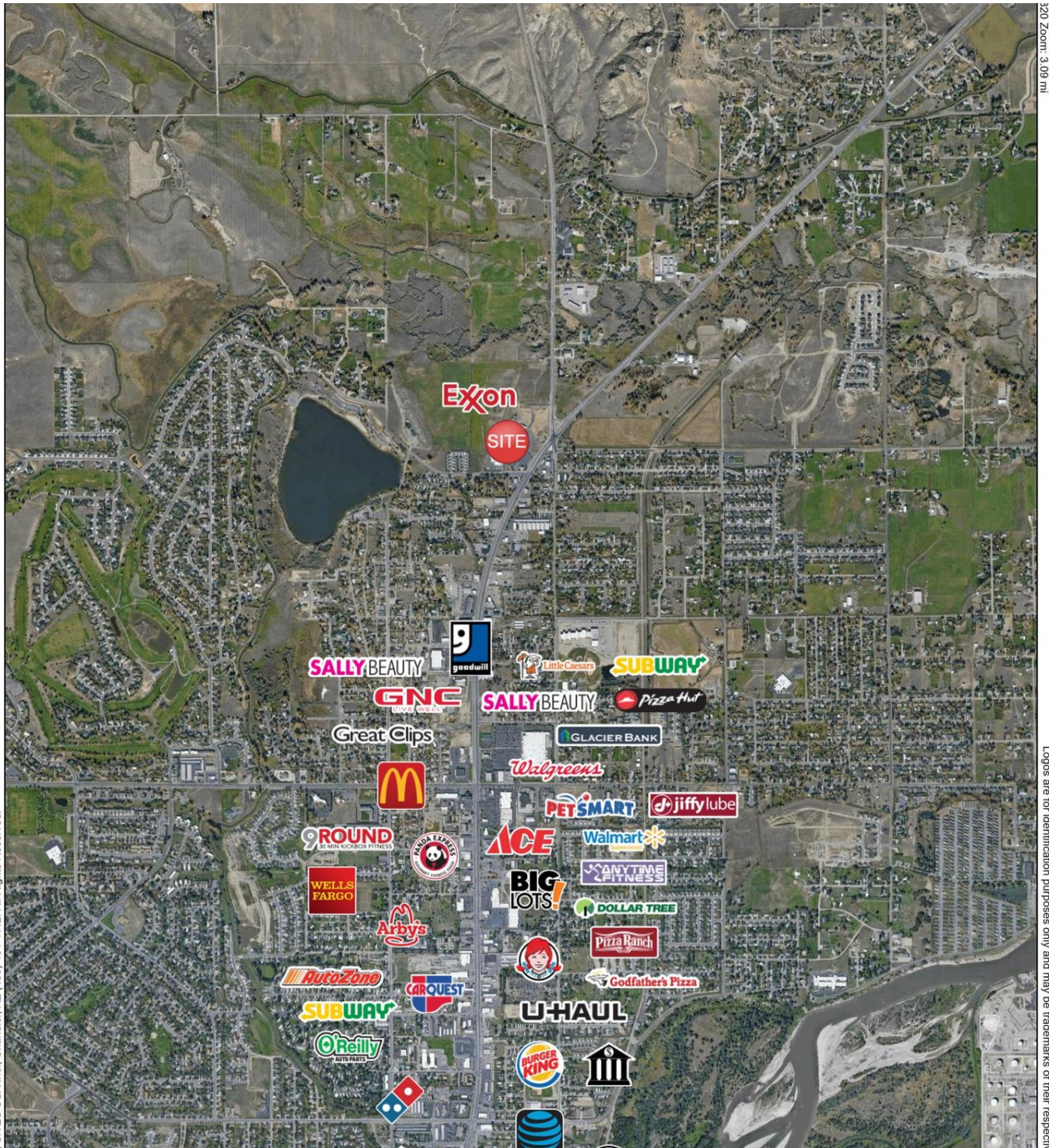
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