

LEASE

2376 MAIN ST

2376 Main St, Suite 806 Billings, MT 59105

LEASE RATE

\$4,100/mo (+ utilities)



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

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LEASE

2376 MAIN ST 3,280 SF SPACE

2376 Main St, Suite 806 Billings, MT 59105



Lease Rate

**\$4,100/MO
(+ UTILITIES)**

OFFERING SUMMARY

Building Size:	14,000 SF
Available SF:	3,280 SF
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

- *3,280 SF space includes a reception area + large gathering space
- *\$4,100/mo + utilities
- *Space includes a reception area + large gathering space
- *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.

OTHER RESOURCES

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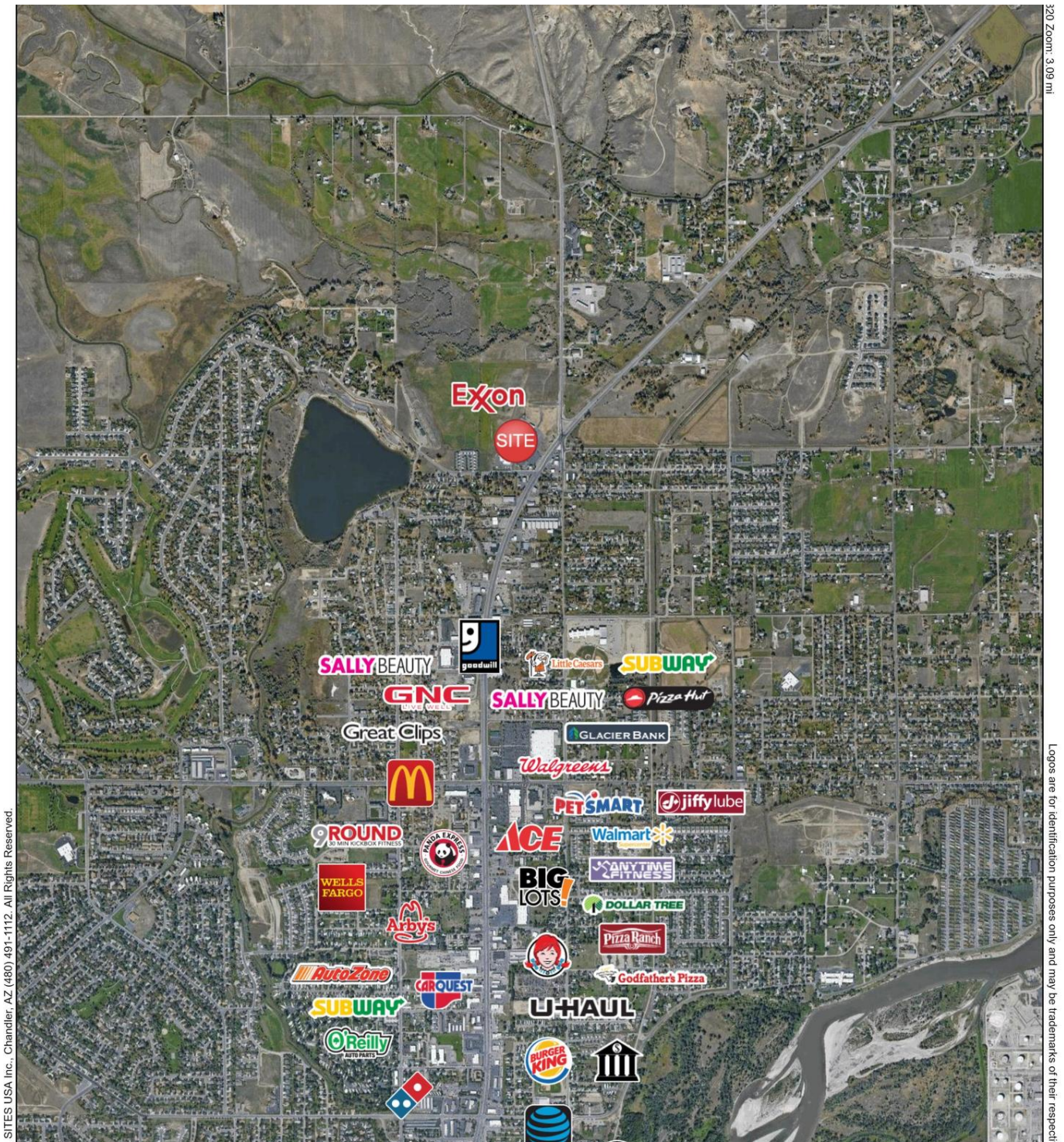


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