

# LEASE

## 3450 DUCK CREEK RD

3450 Duck Creek Rd Billings, MT 59101



**PRICE REDUCED**      \$4,000.00 per month

**SIZE**                      5,000 SF

**Nathan Matelich, CCIM**

406.781.6889

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Lease Rate

**\$4,000.00 PER MONTH**

## OFFERING SUMMARY

Building Size:	5,000 SF
Lot Size:	20,000 SF
Year Built:	1994
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- \*5,000 SF Shop/Warehouse for Lease
- \*PRICE REDUCED to \$4,000/mo + Utilities
- \*Controlled Gate Access & Fully Fenced for Additional Security
- \*Newly Installed Restroom
- \*Radiant Tube Heat
- \*Cistern & Septic
- \*2 qty 14 ft Overhead Doors
- \*New LED Lighting Installed
- \*New Small Office
- \*4,500 SF of Yard Space with Multiple Car Ports
- \*Additional Fenced & Graveled Yard Space Available for Additional Fee
- \*Available December 1, 2024

## LOCATION OVERVIEW

3450 Duck Creek Rd is a 5,000 SF shop space with yard located inside of Stagecoach Ranch Mini Storage. As a fully fenced property with controlled gate access, tenants will benefit from knowing that their shop is secure, monitored and safe. This shop space is perfect for any small business owner that is looking for a high quality shop with a higher level of security.

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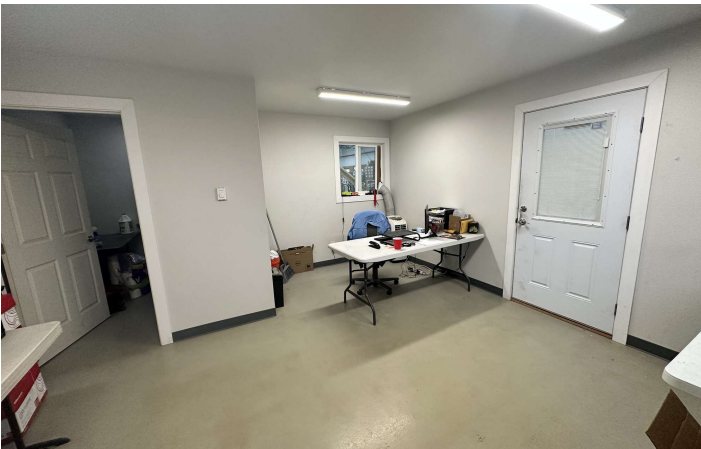
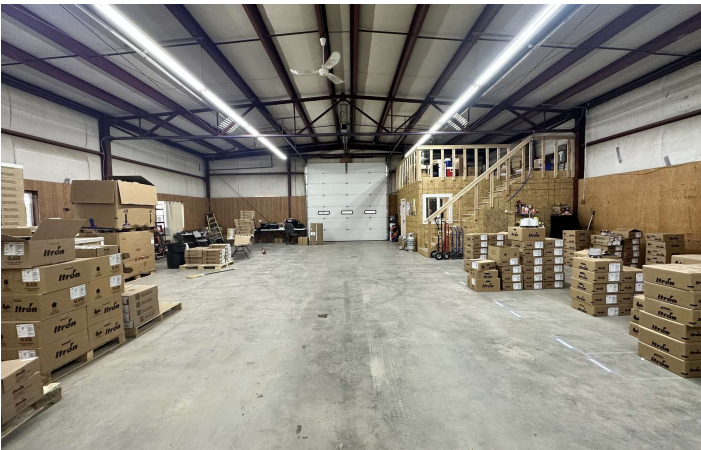
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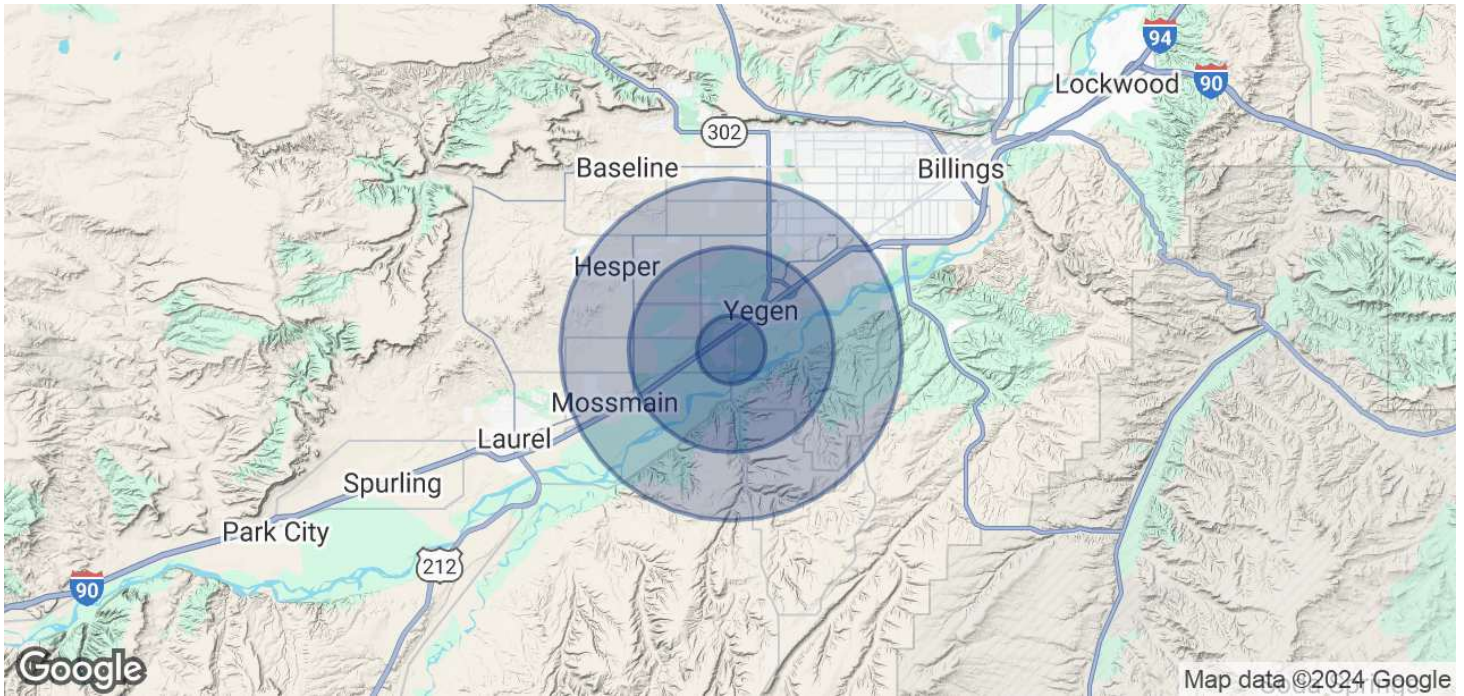
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	690	4,760	21,801
Average Age	48.2	40.5	41.6
Average Age (Male)	48.8	40.2	39.7
Average Age (Female)	45.2	39.4	42.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	306	2,060	10,667
# of Persons per HH	2.3	2.3	2
Average HH Income	\$111,432	\$122,445	\$91,899
Average House Value	\$318,201	\$326,861	\$287,351

2020 American Community Survey (ACS)

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