

# LEASE

## 901 E MAN CAVE ST

901 E Man Cave St Billings, MT 59106



**LEASE RATE**

\$1,250.00 per month

**SIZE**

3,456 sf

**Nathan Matelich, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

Building Size:	3,456 SF
Lot Size:	0.24 AC
Year Built:	2021
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

3,456 SF 3 Bay Shop in Shop World  
Designed to be 3 Separate 1,152 SF Shop Units  
3 qty 14 Ft Overhead Doors  
Common Area Shop World Restrooms  
Gated Subdivision for Extra Security

## LOCATION OVERVIEW

901 E Man Cave St is a great opportunity to lease your piece of Shop World – the ultimate location for man caves, oversized storage facilities and hobby shops. This shop is perfect for anyone looking for affordable storage space for their vehicle and/or equipment. Currently unheated and would be a great alternative to a mini storage unit.

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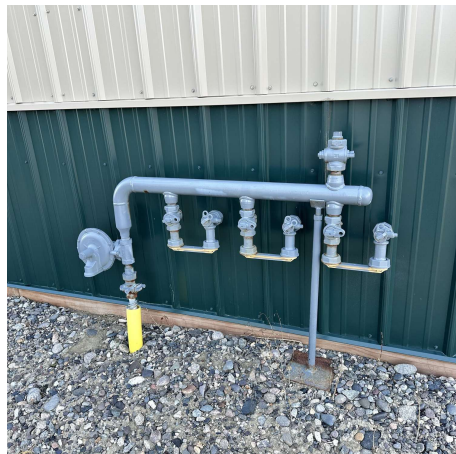
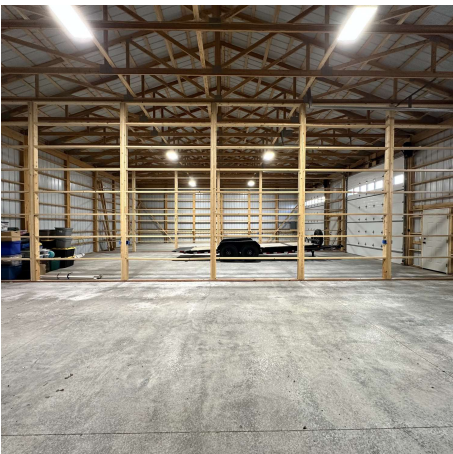
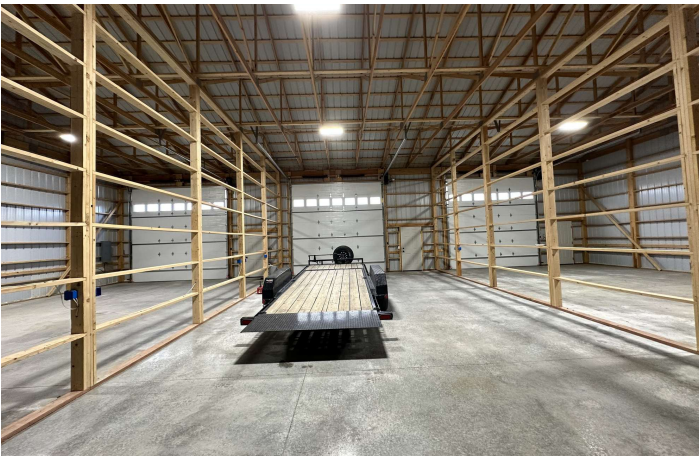


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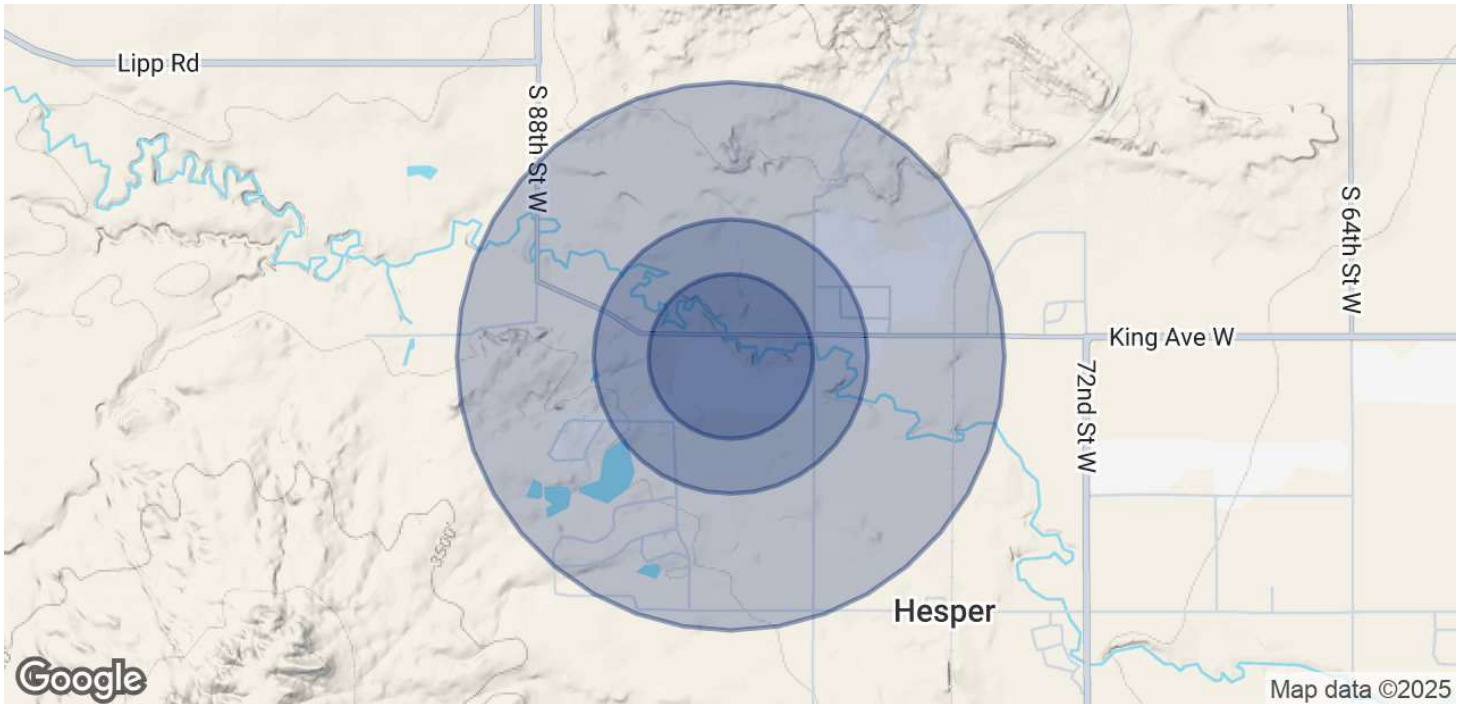
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	208	885
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	37	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	72	306
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$133,314	\$130,651	\$128,685
Average House Value	\$617,984	\$603,914	\$593,524

Demographics data derived from AlphaMap

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