



2101 Grand Avenue

Billings, Montana 59102

Property Highlights

- Unit #3: Open Floor Plan with One Bathroom
- Unit #4: Retail Area, One Bathroom, One Office
- Corner of Grand Avenue & 21st Street West
- Tenant Pays: Gas, Electric, Janitorial and
- Increases in RE Tax and Insur. over Base Year
- Parking in Front, Side and Back of Building
- Grand Avenue Traffic Count: 18,080 ADT

Property Overview

Bring your business to this open & bright retail center. Two suites available at 629 SF and 864 SF. Located on the corner of Grand Avenue & 21st Street W, this location provides exceptional exposure with easy access and ample parking.

Offering Summary

Suite 3:	864 SF
Base Rent	\$972/month
Suite 4:	629 SF
Base Rent	\$707/month
Lease Structure	Tenant pays Gas & Electric
Parking:	22
Building SF:	5,423 SF
Lot Size:	0.289 Acres

For More Information

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