



317 South 26th Street

Billings, Montana 59101

Property Overview

This 1,750 SF property boasts a spacious front lobby, front and rear entrance, (1) 12' x 14' overhead door, (1) bathroom, and (1) separate office space. With open parking in the front and rear of the unit, this space offers convenience for both employees and customers. As an added bonus, the option for fenced yard space is available for a minimal fee. At an attractive lease rate of \$1,277.50 monthly plus CAM, this property presents an outstanding opportunity for anyone looking to take the next step into their own shop!

Offering Summary

Lease Rate:	\$8.76 SF/yr (NNN)
Building Size:	12,310 SF
Available SF:	1,750 SF
Lot Size:	35,000 SF

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	80	645	2,751
Total Population	227	1,464	6,110
Average HH Income	\$50,953	\$48,482	\$53,291

For More Information

Matt Robertson, SIOR

O: 406 294 6308

mrobertson@naibusinessproperties.com



