

# **!!NOW LEASING!! BILLINGS WESTEND RETAIL LOCATION**



- Approx. 5,864 total sq. ft. with a large retail showroom and back room heated warehouse area with small office.
- Located at 2440 Grant Road, Suite 2 in Billings, Montana
- Retail building sits just west of Fiesta Mexicana
- Good parking & store front windows and fascia signage
- \$14 PSF + 64% of building's annual operating expenses & util
- \$6,841 per month base rent plus CAM expenses estimated @ \$1,540 per month – \$8,381 per month including Base & CAM

**Contact Rob Veltkamp  
Rob Veltkamp Brokerage  
406-656-2201 or 406-855-9089**