

◆ ◆ **NOW LEASING** ◆ ◆
GREAT WESTEND LOCATION
IMMEDIATE OCCUPANCY



- ◆ Vacant space is 2,550 sq. ft. known as Suite 4 (formerly Rustic Nail Salon)
- ◆ The retail strip center is located at 824 Shiloh Crossing Blvd, Suite 4 in Billings, Montana
- ◆ Great location north of Scheel's & in the Shiloh Crossing with great
- ◆ Shiloh Road and King Avenue West frontage exposure. High traffic storefront and signage on Shiloh Road.
- ◆ Landlord will consider 5-10 year leases \$24.00 per sq. ft. per year base rent (\$5,100 per month) plus CAM expenses estimated @ \$6.00 per sq. ft. per year (\$1,275 per month) all in at \$30.00 per sq. ft. per year (\$6,375 per month).
- ◆ Retail/salon space is available for immediate occupancy.

Contact Rob Veltkamp
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