

!!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
- ➔ \$12.45 PSF + \$3.91 estimated CAM, and 65% of building's utilities
- ➔ \$6,084 per month base rent plus CAM expenses estimated @ \$1,911 per month – \$7,995 per month includes Base & CAM

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