

# **NOW LEASING RETAIL/WAREHOUSE COMBO SPACE GREAT WESTEND LOCATION**



- ◆ Approx. 2,592 sq. ft. retail/office/shop combo with excellent parking
- ◆ 840 sq. ft. office/retail show room and 1,752 sq. ft. service shop area
- ◆ Located at 2905 Millennium Circle, Suite 8
- ◆ Great west end location just south of King Avenue West
- ◆ Excellent co-tenancy with Rustic Mountain Furnishings and Carpet Plus/Color Tile and across the street from Ashley Furniture
- ◆ Available for a September/October commencement date
- ◆ Heated & cooled shop space, also plumbed for compressed air
- ◆ Consider 3-5 year lease
- ◆ \$3,240 per month plus triple net expenses (2024 Taxes are \$3,441)
- ◆ Owner would consider some remodel for long term lease, credit tenant

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