

FOR SUBLEASE RESTAURANT DRIVE-THRU SPACE BILLINGS, MT LOCATION



- ◆ Approx. 1,000 sq. ft. restaurant drive-thru space available
- ◆ High traffic count on busy street corner
- ◆ Ample Parking: Designed for quick in-and-out service
- ◆ Approx. six (6) years remaining on lease term (thru 6/30/2031)
- ◆ \$6,890 per month base rent plus estimated CAM at \$828
- ◆ Total monthly rent equals \$7,718
- ◆ Perfect for coffee, quick-service restaurants, or specialty retail
- ◆ Immediate availability: Start operating without delay
- ◆ Address and walk-thru upon receipt of executed NDA

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