

# FOR LEASE

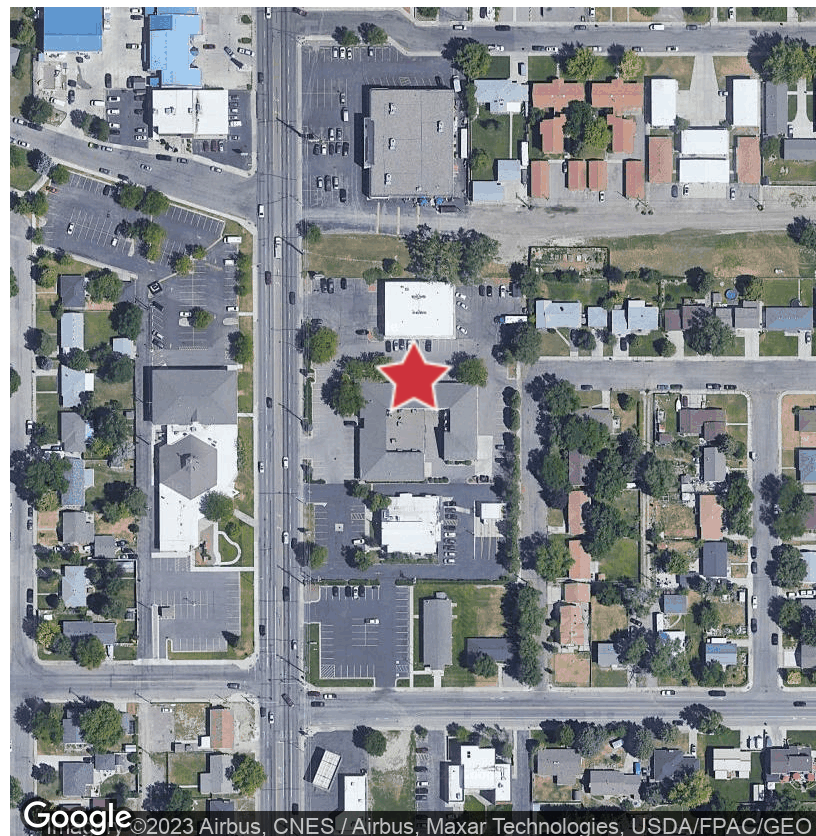
1211 24th St West Billings, MT 59102

**NAI**Business Properties



## Office | Retail 6,528 SF

- Great West End location
- Ample parking
- Traffic count approx. 18,408 cars per day
- Total SF all units 6,528 SF
- Unit A1 approx. 2,806 SF
- Unit A2 approx. 2,418 SF
- Unit B approx. 1,304 SF
- Signage available on 24th St
- Lease Rate \$14.50 SF/yr (NNN) + \$4.00 CAM



**Brian McDonald**

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

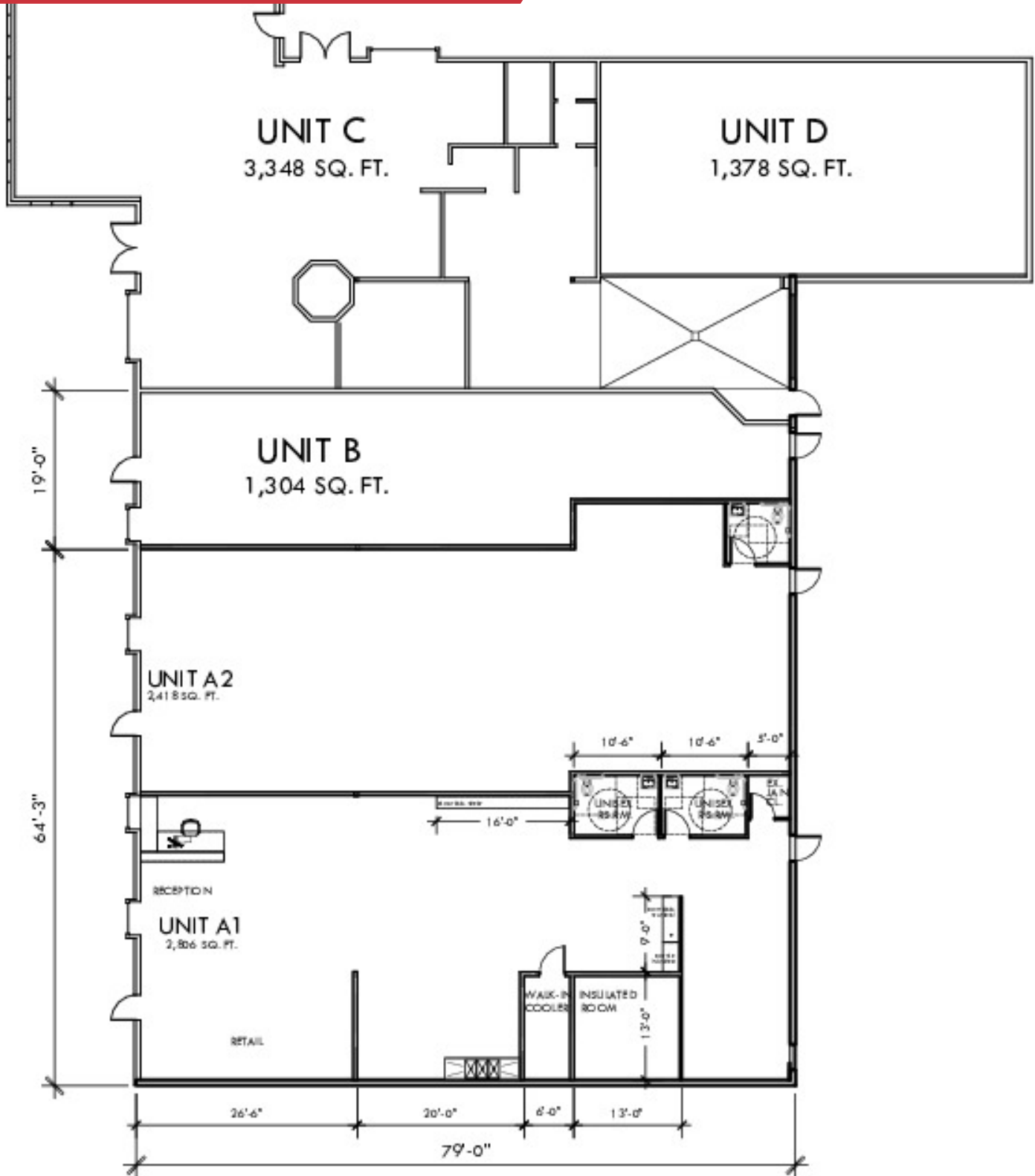
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COLLABORATIVE DESIGN

A K I H E C T S

www.collaborativedesignllc.com

406.368.3333

10 FEBRUARY 2020

GARNER BUILDING, 24TH STREET WEST, BILLINGS, MONTANA



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## RETAILER MAP

