



# 9442 Sanctuary Estates Dr #12

Billings, Montana 59106

## Property Highlights

- 3,125 SF (50' x 62.5') for Lease
- \$3,125 Month (NNN) + CAM
- Two 14' x 14' overhead doors
- HOA Includes: property insurance, water, sewer, garbage, snow removal, landscaping, and management
- HOA fees: \$1,833.93/yr

## Property Description

A prime commercial property available for lease. With a spacious 3,125 SF layout and two convenient 14' x 14' overhead doors, this property offers versatility and accessibility for a range of business needs.

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)+CAM
Available SF:	3,125 SF
Building Size:	3,125 SF

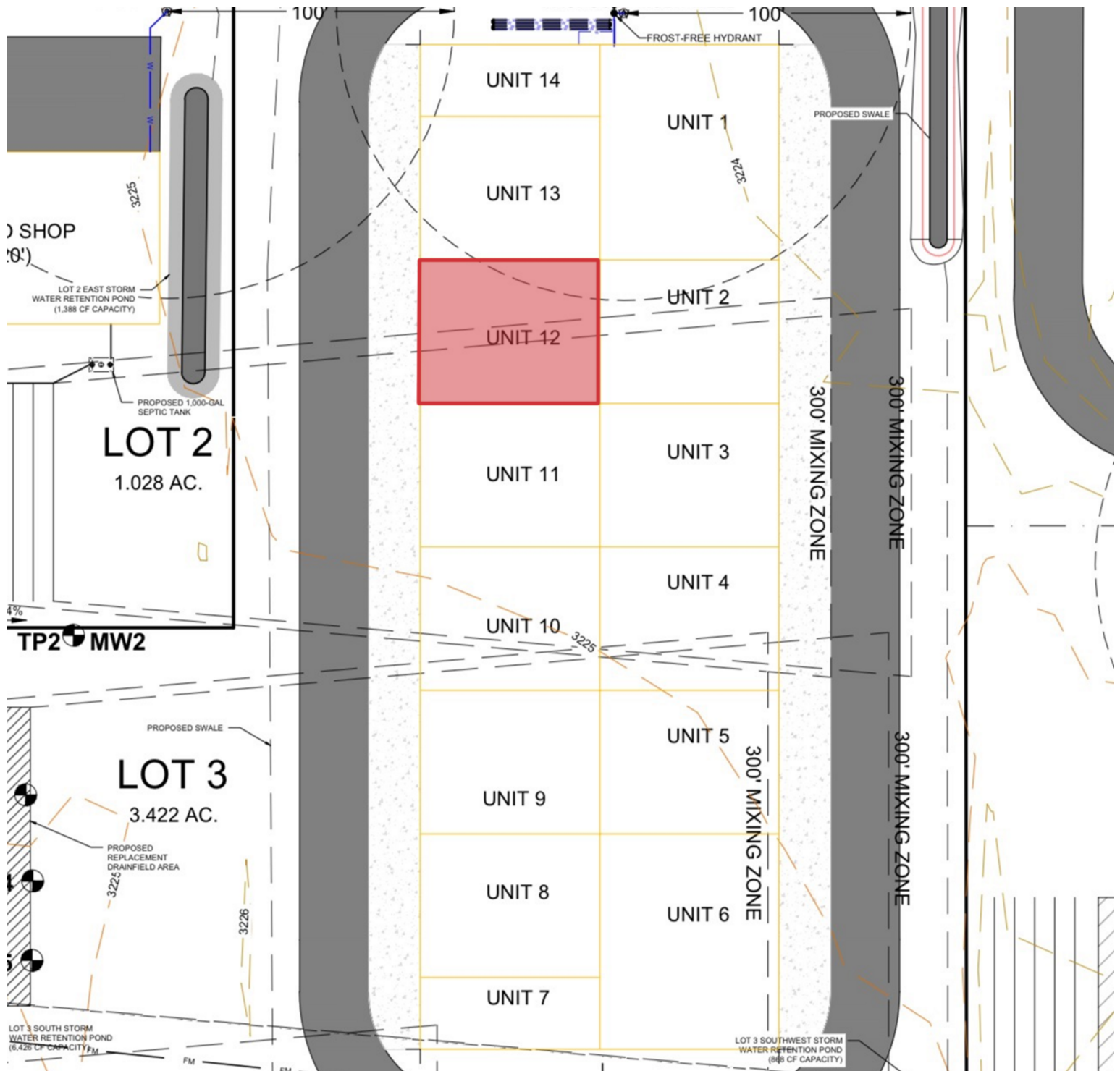
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	283	1,778	8,355
Total Population	672	4,292	17,721
Average HH Income	\$129,070	\$135,890	\$97,853









**Brian McDonald**  
 Broker/Principal | 406.294.6303  
 bmcDonald@naibusinessproperties.com







Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

**Brian McDonald**  
 Broker/Principal | 406.294.6303  
 bmcDonald@naibusinessproperties.com

