

# 3,988 SF WHITEBOX RETAIL/OFFICE IN DOWNTOWN BELGRADE

## PRIME LOCATION WITH HIGH VISIBILITY

31 E MAIN ST BELGRADE, MT 59714

FOR LEASE



**LEASE RATE \$14.23 PSF/YR MG**

### PROPERTY HIGHLIGHTS

- 3,988 RSF Historic Retail/Office Space | Includes Main Level & Versatile Basement Space
- Great Visibility with Average VPD (Vehicles Per Day) Near 8,350
- Front Entrance Features Ramp & Handrail for Easy Accessibility, Plus Double Doors Without Center Mullion, Allowing for Wide, Unobstructed Opening Directly onto Main Street
- Modern Interior with Brand New Plumbing & Electrical Systems, Including 200-Amp Electrical Service & Abundant Circuits for Future Expansions or Custom Buildouts
- All Lighting Upgraded to Efficient LEDs
- Durable, Professional-Grade Finishes with Mix of New Commercial-Grade Laminate & Professional Ground & Densified Concrete (Food-Grade Quality)
- (2) ADA-Compliant Restrooms
- High-Speed Fiber Internet Service Available from at Least One Provider, Ensuring Strong Connectivity for Business Operations
- Mitsubishi Hyper Heat 9.8-ton Electric Heat Pump System for Primary Heating & Cooling, Backed by Electric Baseboard Heating
- Basement Space is Ideal for Operations or Future Buildout - Extra Electrical Circuits and Plumbing Lines Already in Place
- Private Outdoor Area Included Between the Building & Alley, Perfect for Dumpster, Private Parking, Deliveries, or Additional Operational Needs.
- Rear Access Includes Both a Standard Man Door & Large Carriage Doors, Providing Flexibility for Receiving Larger Shipments
- Year Built: 1900 | Renovated: 2022
- Zoned: DD | Downtown District
- Parcel ID: 06-0903-01-3-33-25-0000
- Prime Downtown Belgrade Location With Easy Access & Near to Amenities and Just One Block from Belgrade's Brand New \$16M Library

#### Cameron Webster

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### EXTERIOR PHOTOS



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### MAIN FLOOR PHOTOS



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### BASEMENT PHOTOS



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### RETAILER MAP



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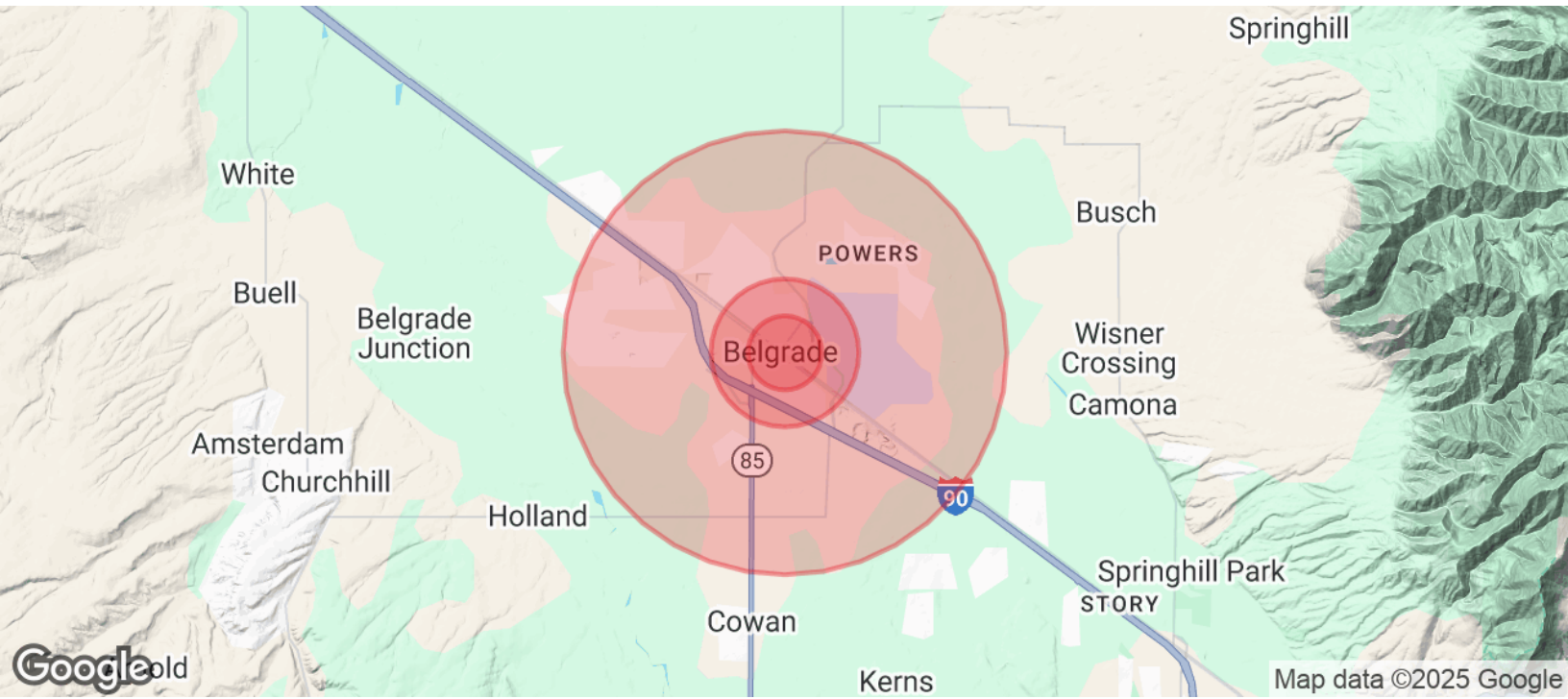
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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,883	6,841	20,245
Average Age	37	36	36
Average Age (Male)	37	35	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	750	2,730	7,618
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$104,461	\$105,303	\$115,442
Average House Value	\$432,727	\$432,230	\$496,892

Demographics data derived from AlphaMap

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