

# Commercial Space: Churchill MT

**2,500**  
SQUARE FEET

**\$9.60 /yr**  
RENT / SF

**\$2,000**  
RENT

**(406) 586-1503**  
bozemanrental.com

## PROPERTY ADDRESS

8005 Churchill Rd - Churchill Road Storefront  
Manhattan, MT 59741

AVAILABLE: **Now**

## DESCRIPTION

**NOW LEASING!** Fully Remodeled Commercial Space in Churchill, MT.

1500 sq.ft of remodeled space completed in 2023, this one of a kind space is now available. With no other commercial spaces present in the Churchill community, this space provide the leasee with a unique opportunity to start or expand their business in a market with no competition. A Coffee Shop, Deli, and/or Store are the perfect fit for this space. Located across the street from the Church and School, visibility and foot traffic will be high.

The space consists of several built in booths, point of sale counter, two bathrooms, large fireplace sitting area, kitchen area and retail space. Additionally, there is a large (~1000 sq.ft.) unfinished basement for storage.

## RENTAL TERMS

|                  |         |
|------------------|---------|
| Rent             | \$2,000 |
| Security Deposit | \$2,000 |
| Application Fee  | \$40    |



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