

## 2101 Grand Avenue

Billings, Montana 59102

### Property Highlights

- 629 - 1,493 SF available
- Tenant pays Gas & Electric
- Corner of Grand Avenue & 21st Street West
- Unit #3: Open Floor Plan with One Bathroom
- Unit #4: Retail Area, One Office and One Bathroom
- Grand Avenue Traffic Count: 18,080 ADT

### Property Overview

Bring your business to this open & bright retail center. Two suites available at 629 SF and 864 SF. Located on the corner of Grand Avenue & 21st Street W, this location provides exceptional exposure with easy access and ample parking.

### Offering Summary

Suite 3:	864 SF
Base Rent	\$972/month
Suite 4:	629 SF
Base Rent	\$707/month
Lease Structure	Tenant pays Gas & Electric
Available SF Combined:	1,493 SF
Building SF:	5,423 SF
Lot Size:	0.289 Acres

### For More Information

#### Michael L. Walker

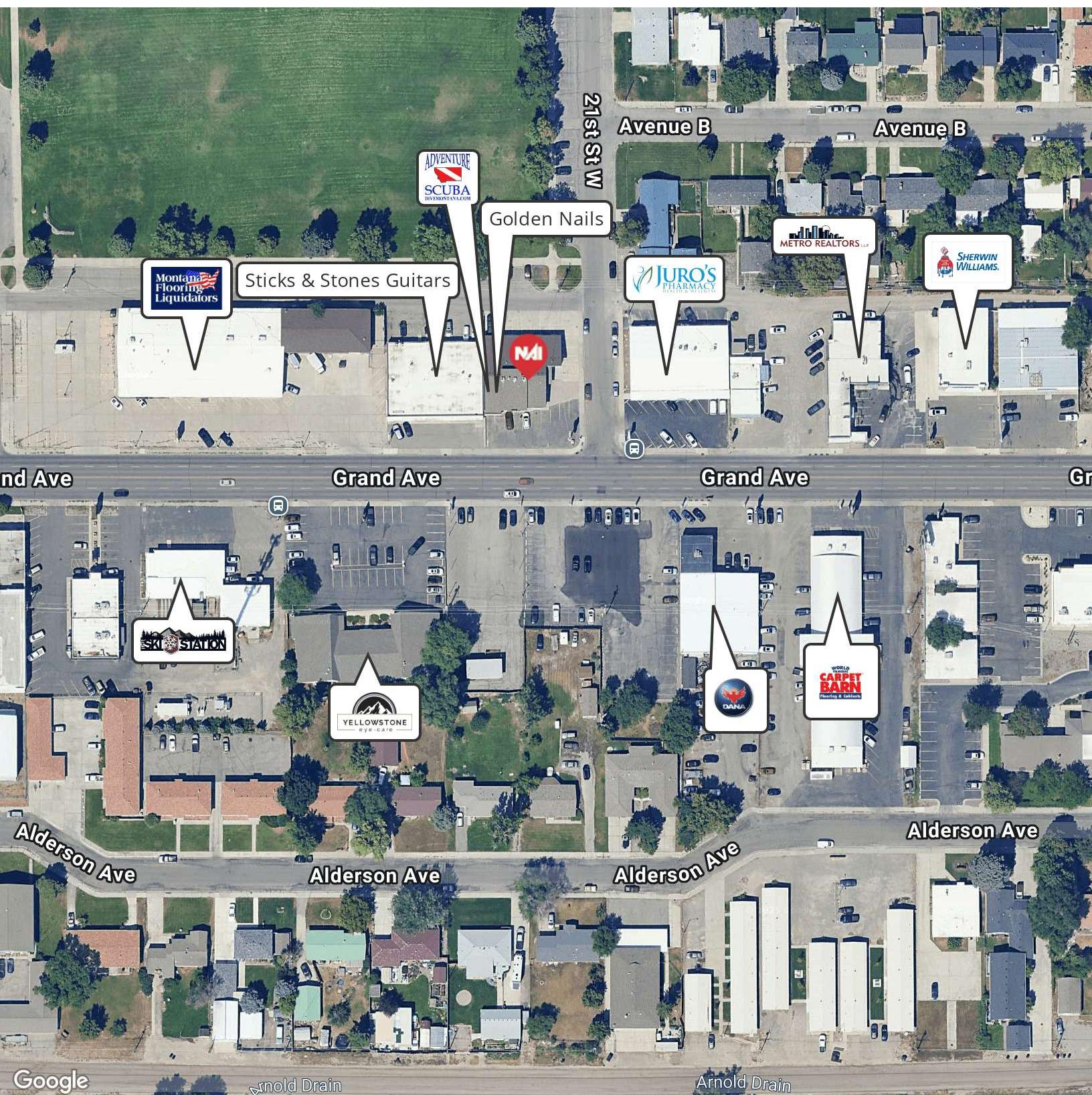
O: 406 294 6304

[mwalker@naibusinessproperties.com](mailto:mwalker@naibusinessproperties.com)

#### Margaret Kirby

O: 406 256 5000

[mkirby@naibusinessproperties.com](mailto:mkirby@naibusinessproperties.com) | MT #RRE-RBS-LIC-1192



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3412 Colton Blvd, Suite 201  
Billings, MT 59102  
406 256 5000 tel  
[naibusinessproperties.com](http://naibusinessproperties.com)