

LEASE

1209 OLD HWY 10 W

Laurel, MT 59044



LEASE RATE

\$1,095 per month

Nathan Matelich, SIOR, CCIM

(406) 781-6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1209 OLD HWY 10 W
1209 Old U.S. 10 Laurel, MT 59044



Lease Rate

**\$1,095 PER
MONTH**

OFFERING SUMMARY

Building Size:	1,500 SF
Year Built:	2005
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- 1,500 SF Shop Space for Lease
- \$1,095/mo + Utilities
- 14 Ft Overhead Door
- Heater & Cooled
- 3 qty 220 Electrical Outlets
- New LED Lighting Being Installed
- Porta Potty for Bathroom Use

LOCATION OVERVIEW

This 1,500 SF shop in Laurel is a rare find with HVAC, plenty of electrical and ideal size for those looking for storage or to run their small business. Tenant has 2-3 parking spaces in front of their shop. Property is located outside city limits (no cannabis allowed) and has easy highway access.

Nathan Matelich, SIOR, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1209 OLD HWY 10 W
1209 Old U.S. 10 Laurel, MT 59044



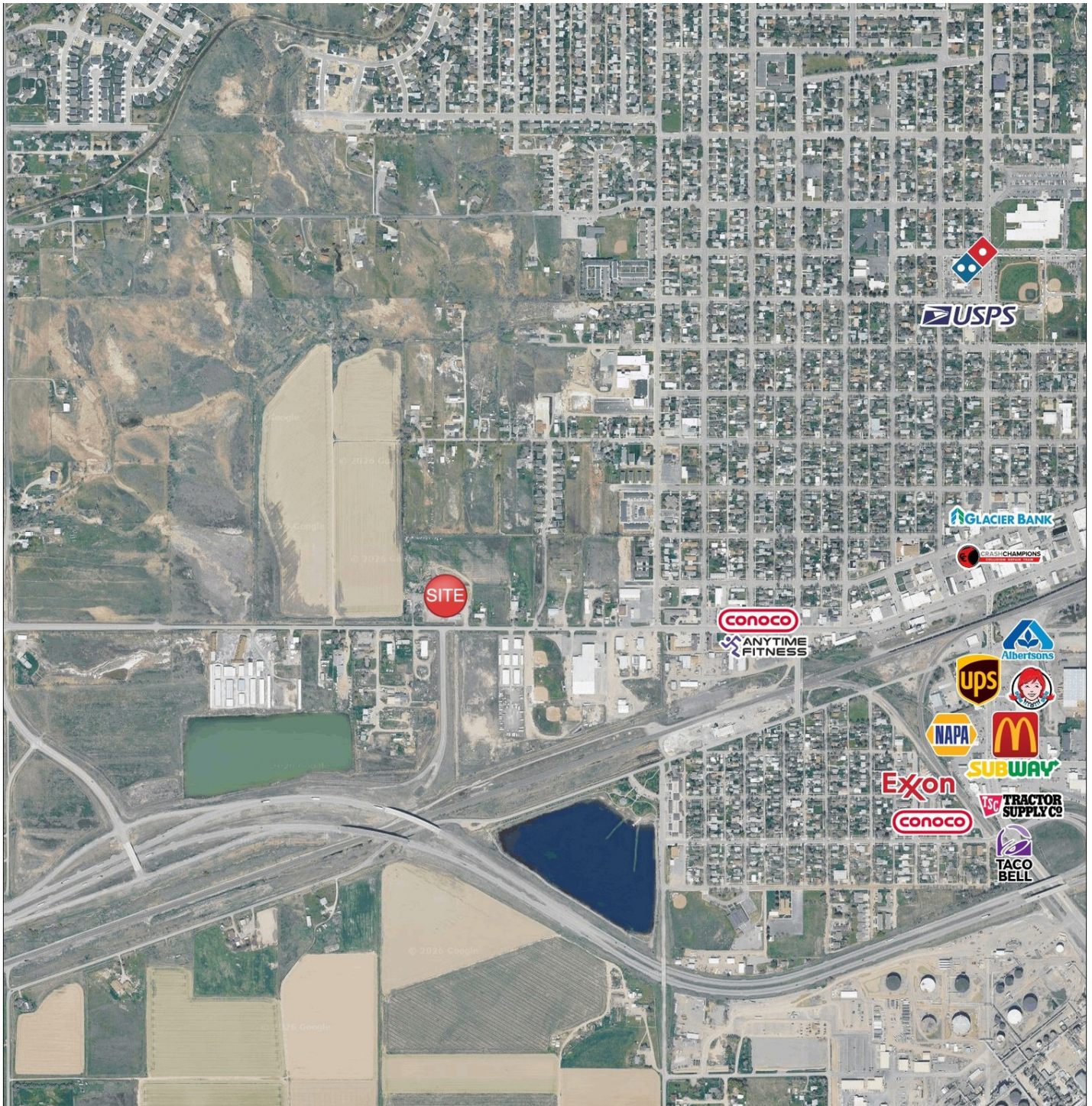
Nathan Matelich, SIOR, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1209 OLD HWY 10 W
1209 Old U.S. 10 Laurel, MT 59044



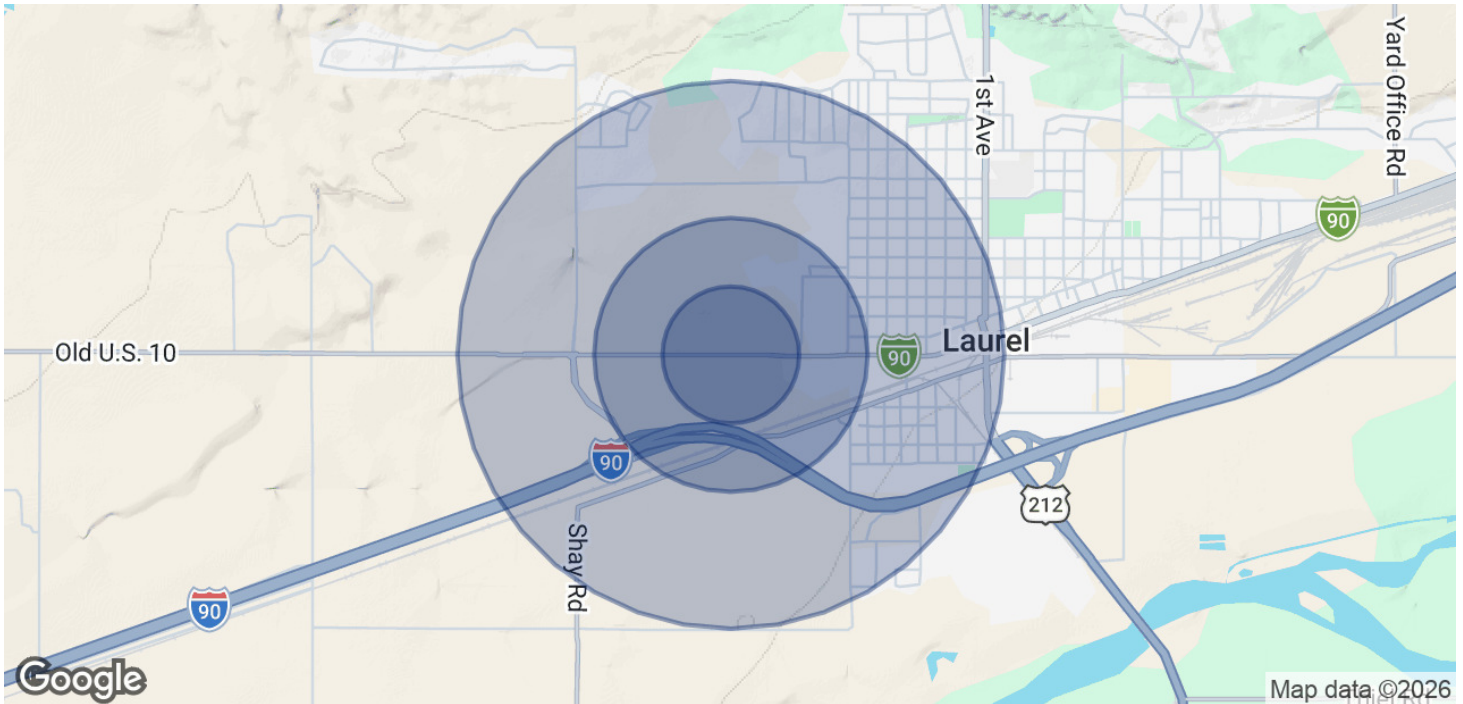
Nathan Matelich, SIOR, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1209 OLD HWY 10 W
1209 Old U.S. 10 Laurel, MT 59044



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	331	1,135	3,256
Average Age	44.8	45.4	42.4
Average Age (Male)	44.4	45.2	42.1
Average Age (Female)	52.2	51	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	575	1,547
# of Persons per HH	1.9	2	2.1
Average HH Income	\$63,556	\$62,723	\$69,522
Average House Value	\$258,212	\$259,418	\$284,438

2023 American Community Survey (ACS)

Nathan Matelich, SIOR, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS