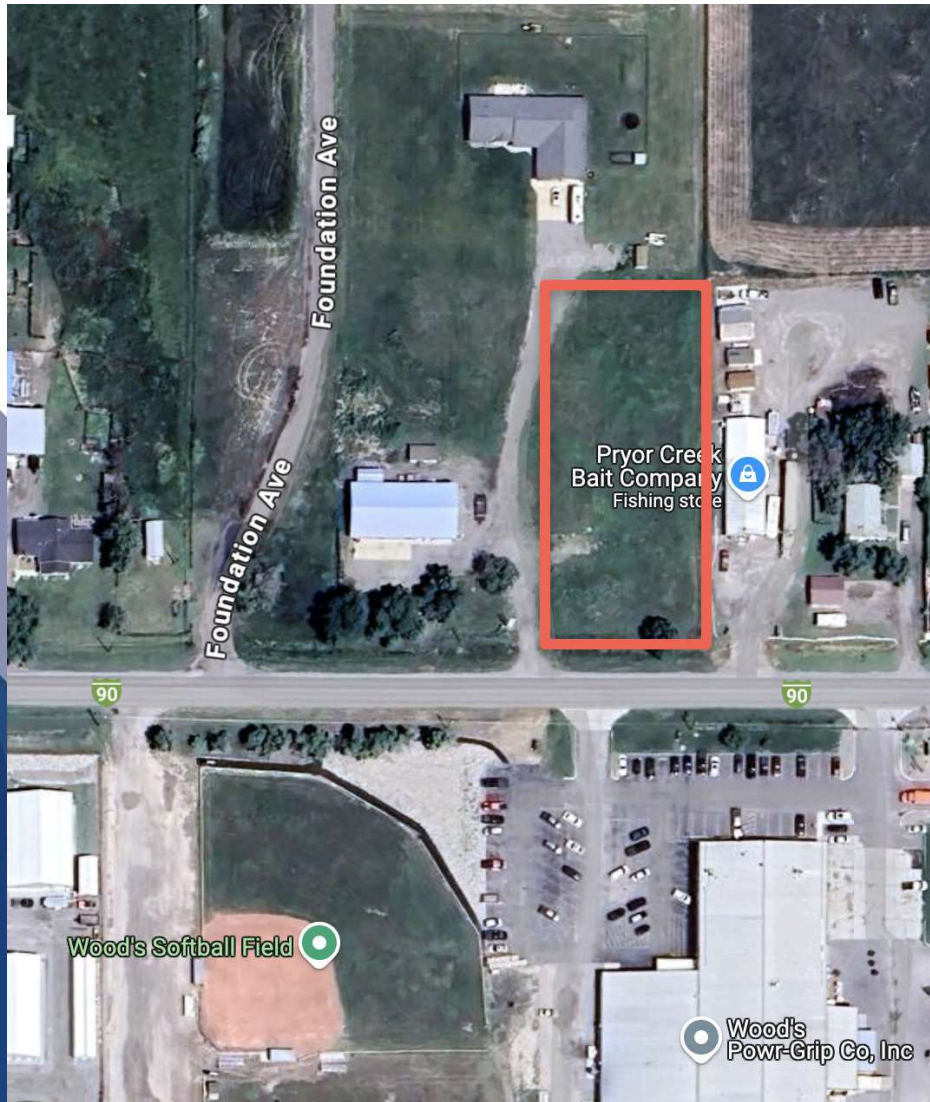


LEASE

917 WEST MAIN STREET

917 West Main Street Laurel, MT 59044



LEASE RATE

\$1,000 - \$2,000 per month

SIZE

1 - 2 Acres

Nathan Matelich, CCIM

(406) 781-6889

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LEASE

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917 West Main Street Laurel, MT 59044



OFFERING SUMMARY

Lease Rate:	\$1,000 - \$2,000 per month (+ utilities)
Lot Size:	1 - 2 Acres
Zoning:	HC-Highway Commercial

PROPERTY OVERVIEW

- *1-2 Acres of Land for Lease
- *\$1,000-\$2,000/mo Rent
- *Zoned Highway Commercial
- *Utility Access includes Electric & Water
- *Ideal Location for Shed Sales, Trailer Sales, Car Sales, Heavy Equipment Sales, Food Truck, Coffee Shop or Any Other Business Looking for Excellent Retail Exposure

LOCATION OVERVIEW

Located at 917 W Main St in Laurel, this prime 1-2 acre lot offers high visibility and easy access, making it an ideal location for businesses such as shed sales, trailer sales, car dealerships, heavy equipment sales, or any company seeking prominent retail exposure. With highway commercial zoning, utility access, and affordable rent ranging from \$1,000 to \$2,000 per month, this property is perfect for businesses looking to attract a high volume of traffic.

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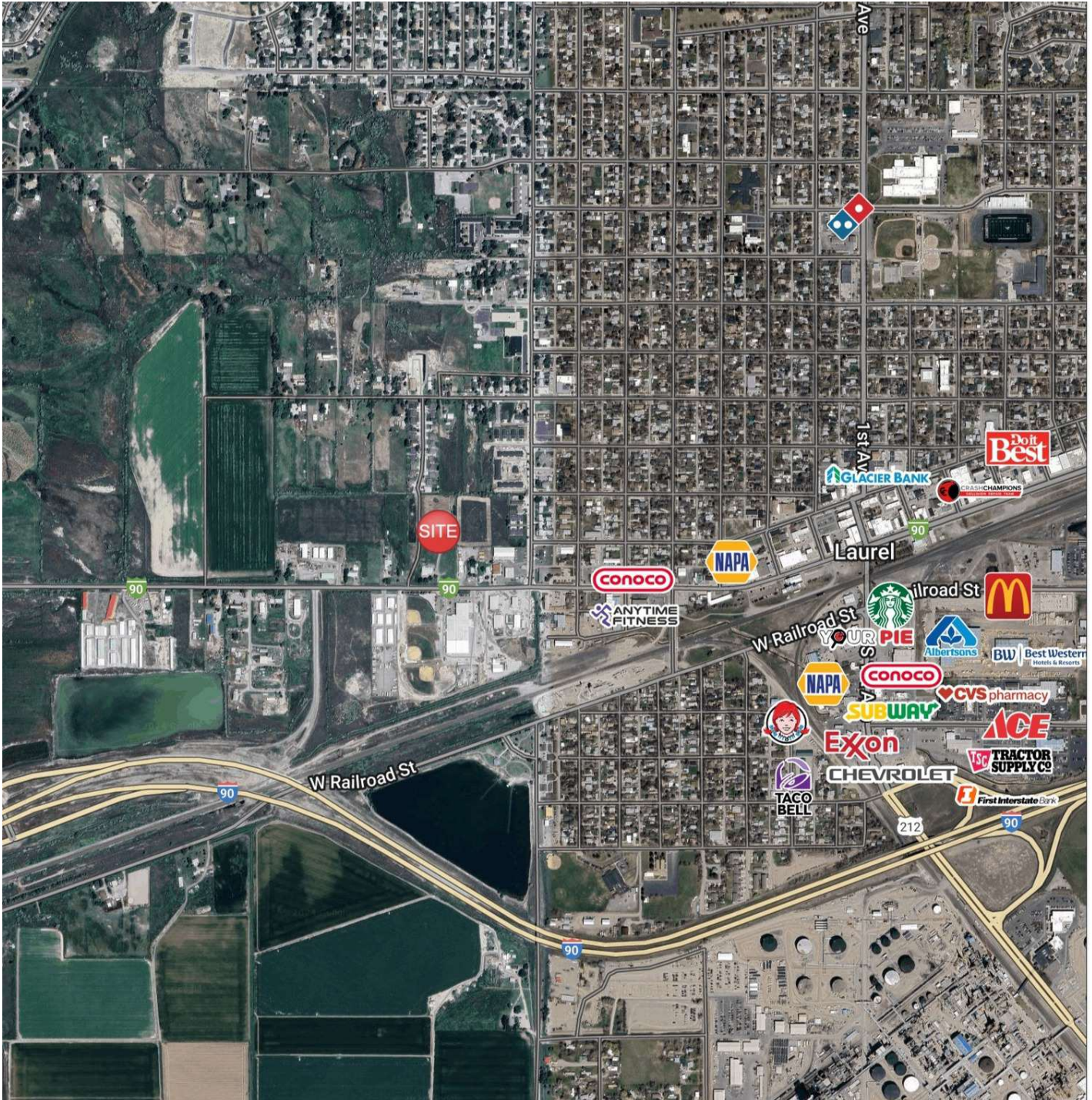
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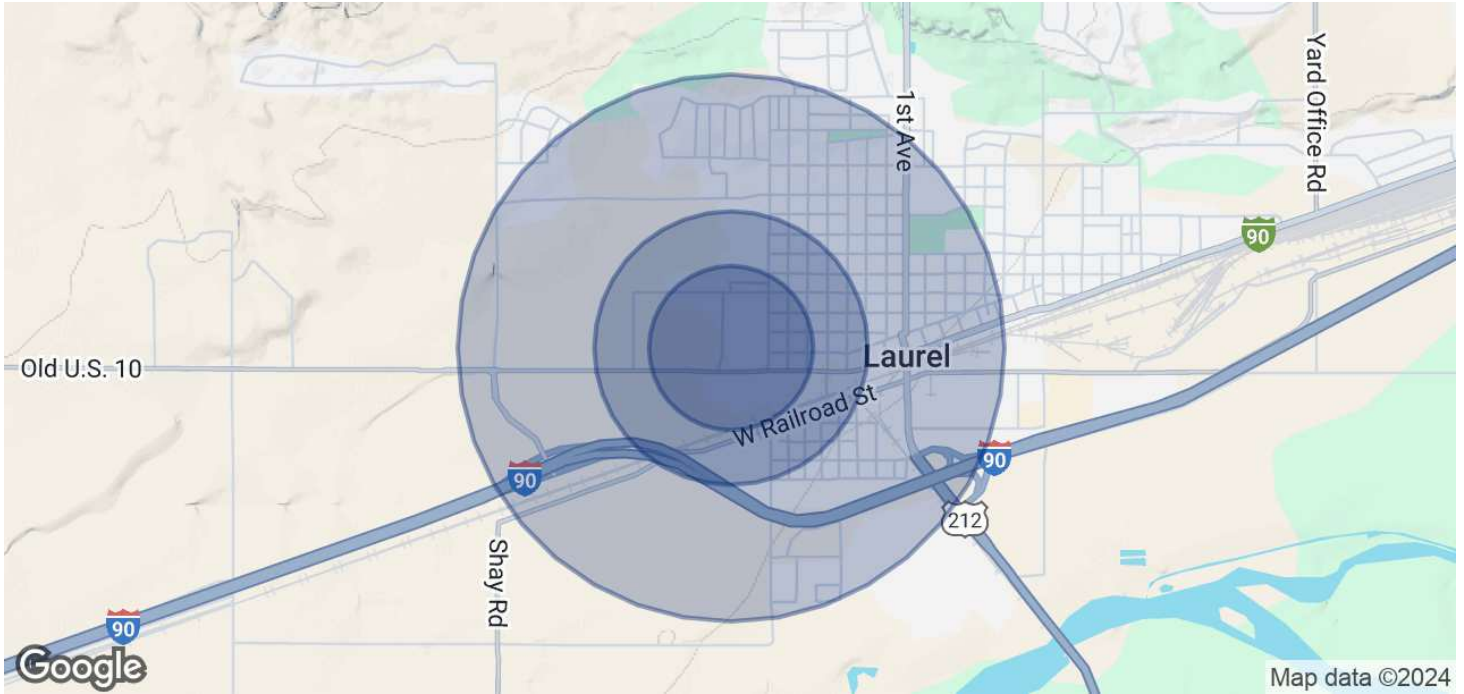


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917 WEST MAIN STREET

917 West Main Street Laurel, MT 59044



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	240	999	4,924
Average Age	41	40	41
Average Age (Male)	39	38	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME			
Total Households	106	442	2,042
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$84,338	\$85,038	\$97,454
Average House Value	\$312,667	\$331,394	\$357,230

Demographics data derived from AlphaMap

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