

# LEASE

## 20 1ST ST NW

20 1st St NW Park City, MT 59063

LEASE RATE

\$3,500.00 per month



**COLDWELL BANKER  
COMMERCIAL**  
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**Nathan Matelich, CCIM**

406 781 6889

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## OFFERING SUMMARY

Building Size:	6,000 SF
Lot Size:	1.07 Acres
Year Built:	2008

## PROPERTY OVERVIEW

- \*6,000 SF Shop for Lease
- \*\$3,500/mo + Utilities
- \*2 qty 16 ft Overhead Doors
- \*1 qty 12 ft Overhead Door
- \*New, Attractive Building Built in 2008
- \*12' x 12' Office
- \*Bathroom
- \*Large Yard Space
- \*Well & City Sewer
- \*Interstate Frontage & Easy I-90 Access
- \*\$2,715/mo (Base Rent) + \$785/mo (NNN) = \$3,500/mo

## LOCATION OVERVIEW

20 1st St NW, Park City is the perfect building for any business who needs a large shop space to lease, excellent interstate exposure, yard space and easy access to the highway. Built in 2008, this building is new, clean and attractive. Previously this building was used to manufacture and sell sheds.

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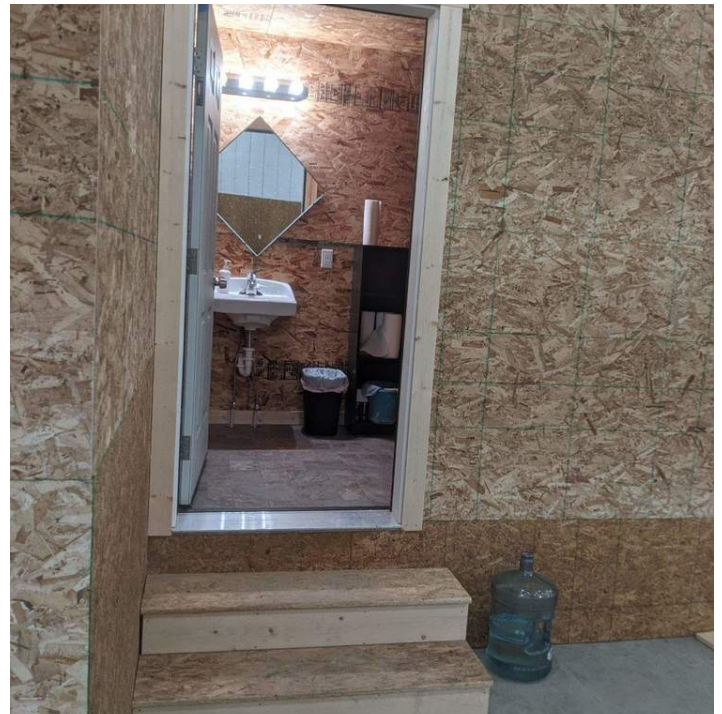
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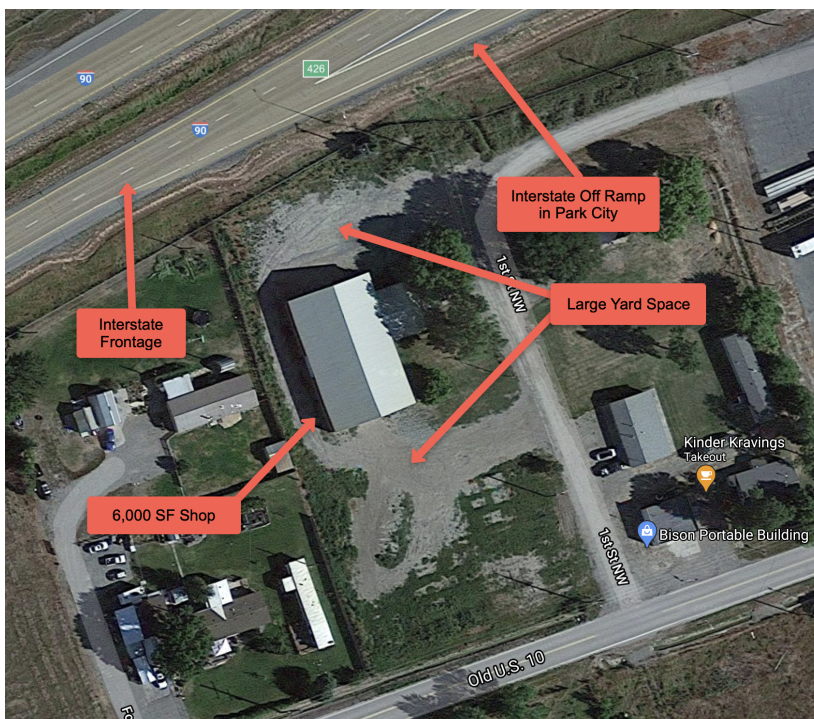
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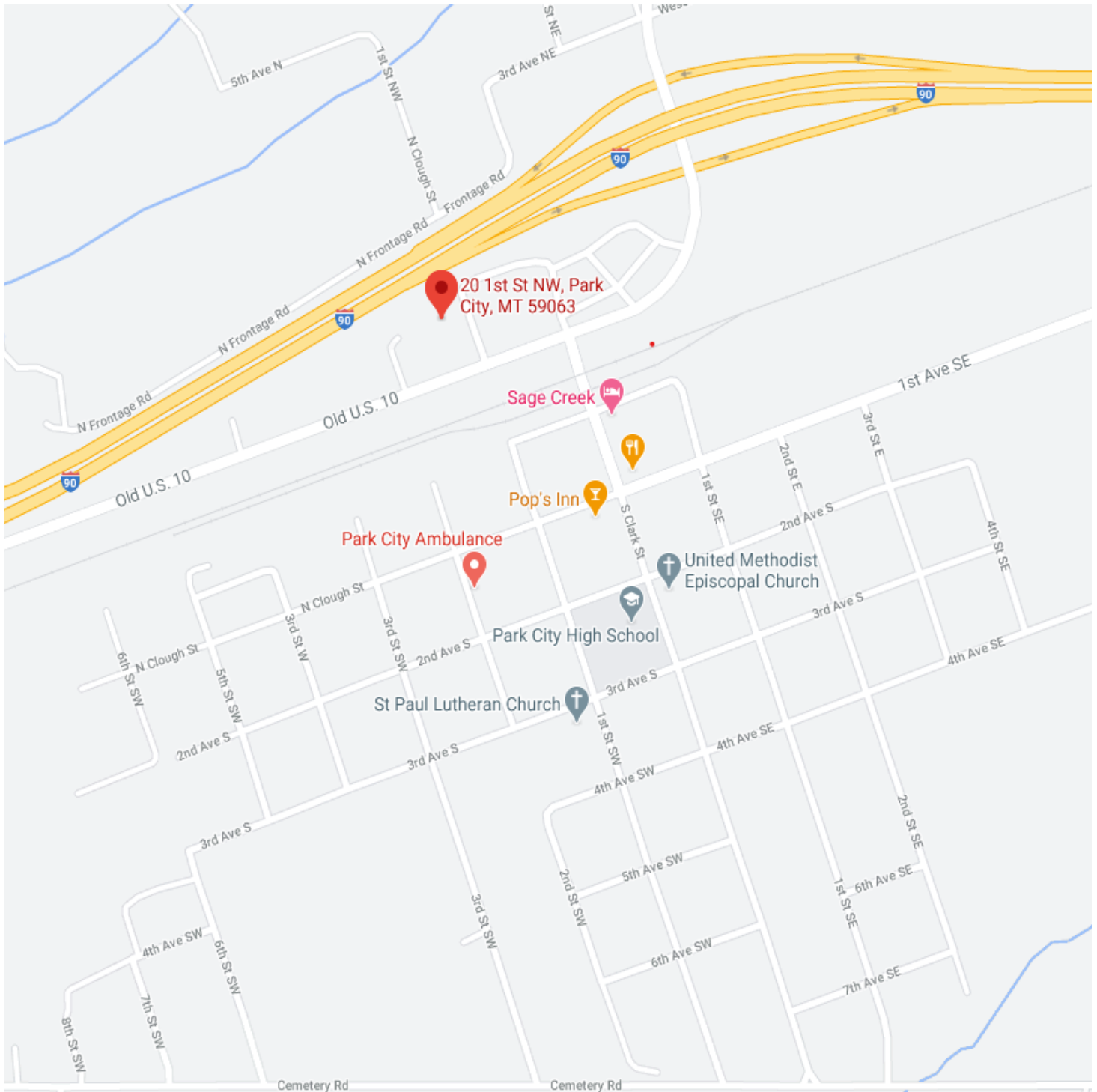


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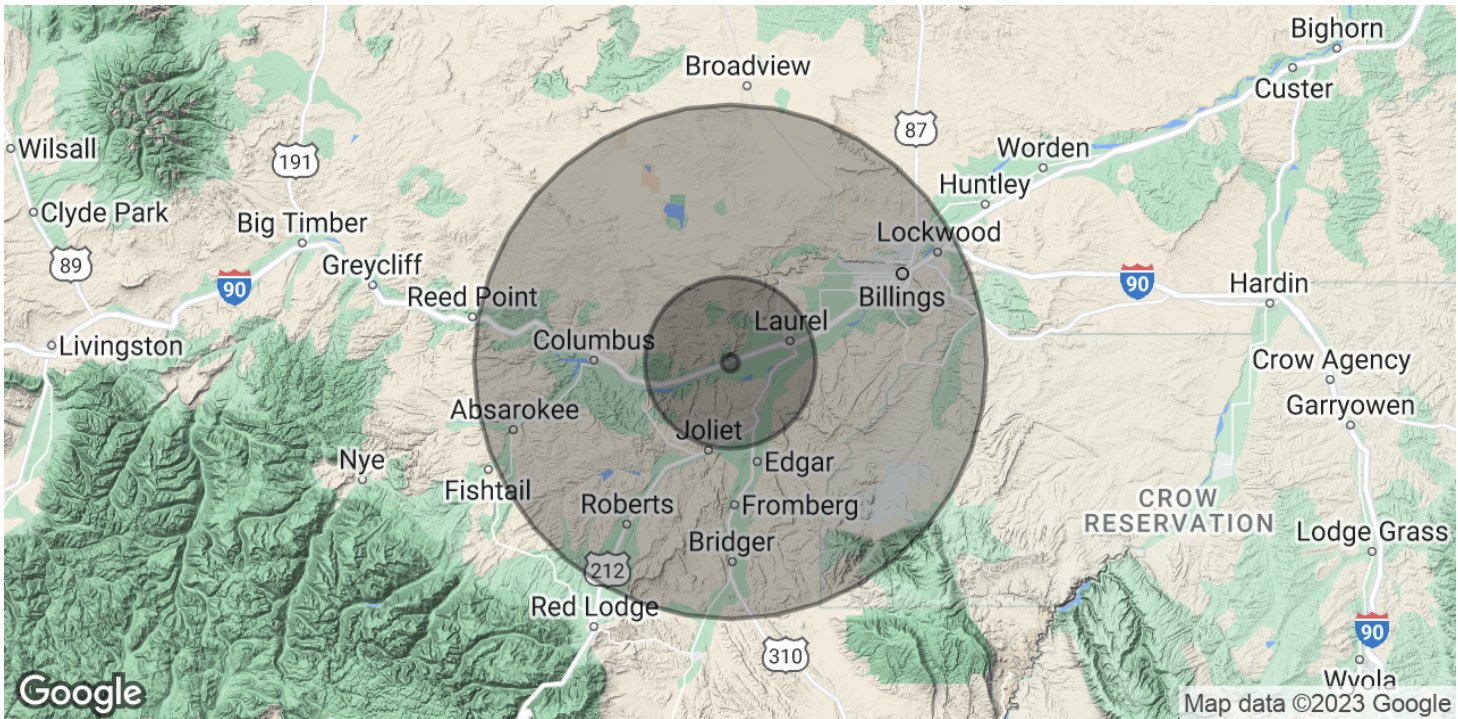
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	44	15,612	163,667
Average Age	45.4	43.5	40.1
Average Age (Male)	47	42	39.2
Average Age (Female)	42.9	43.8	40.9

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	16	6,543	74,744
# of Persons per HH	2.8	2.4	2.2
Average HH Income	\$75,620	\$84,422	\$80,067
Average House Value	\$276,286	\$243,585	\$249,329

\* Demographic data derived from 2020 ACS - US Census

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