

Lease

1209 Old Hwy 10 W

Laurel, MT 59044



LEASE RATE

\$995 per month

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

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OFFERING SUMMARY

Building Size:	1,200 SF
Year Built:	2005
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- 1,200 SF Shop Space for Lease
- \$995/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 1,200 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.

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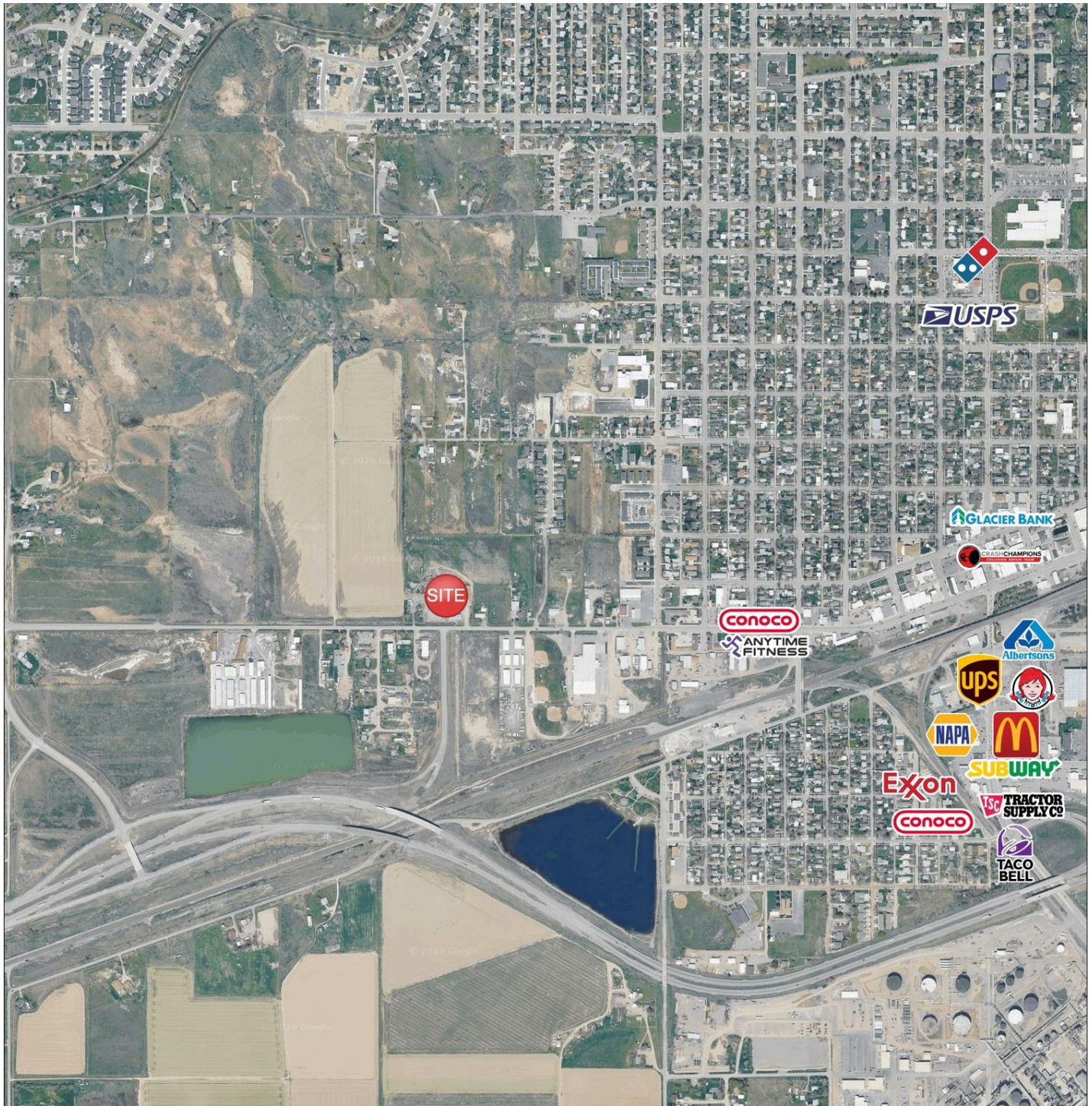


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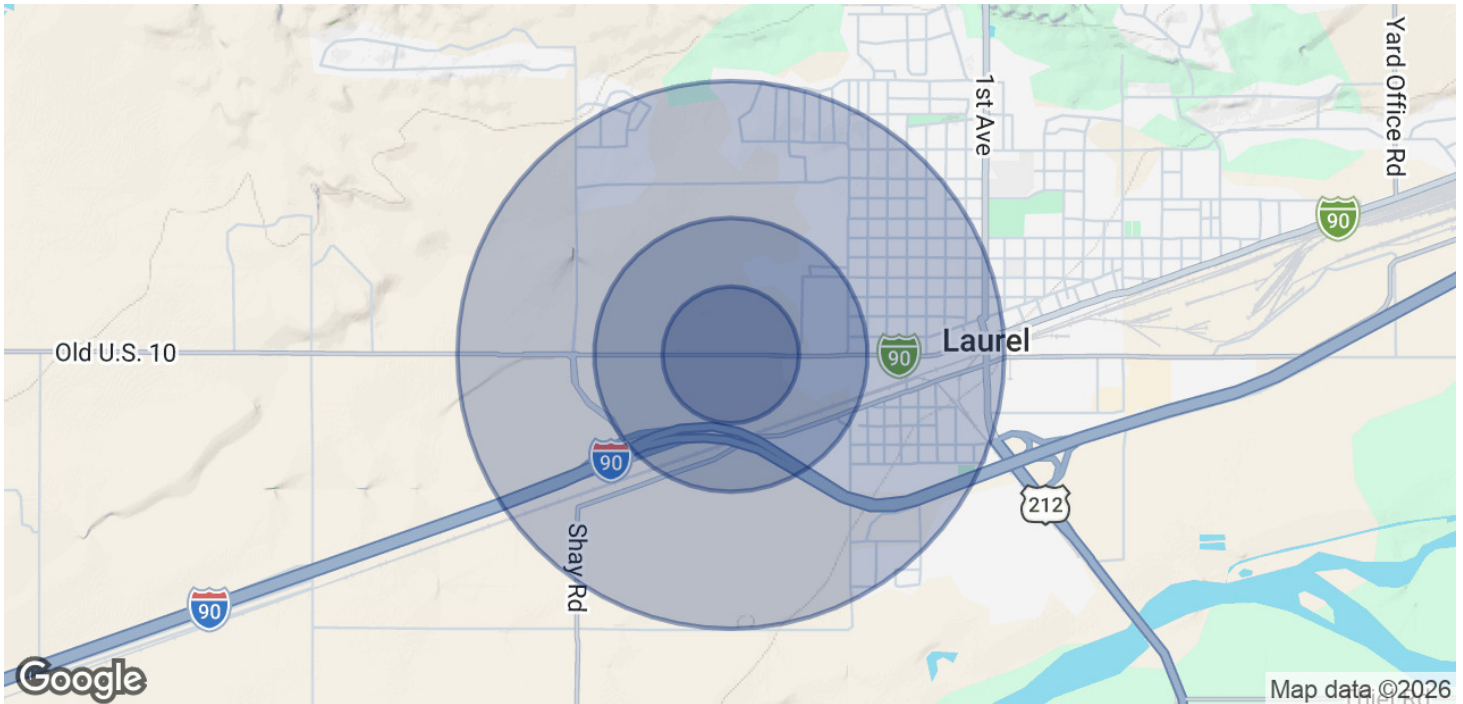


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	331	1,135	3,256
Average Age	44.8	45.4	42.4
Average Age (Male)	44.4	45.2	42.1
Average Age (Female)	52.2	51	45.9

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)

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