

WAREHOUSE FOR LEASE

KIDSPORTS

5 Wall Street, Montana City, MT 59634



AVAILABLE SF:	11,200 SF
LEASE RATE:	\$4,700 Per Month (MG)
LOT SIZE:	1.0 Acres
BUILDING SIZE:	11,200 SF
CEILING HEIGHT:	20.0 FT
CROSS STREETS:	Highway 282

PROPERTY OVERVIEW

11200 SF of open warehouse lease space Montana City. Currently used as a gym. Very clean. Viewing mezzanine. Handicap accessible bathrooms. Office area. Occupancy available June 1, 2018 or possibly sooner. \$4700 rent. Tenant pays utilities.

PROPERTY FEATURES

- Great warehouse space
- Mezzanine
- Currently used as a kids gym

KW COMMERCIAL
130 Neill Avenue
Helena, MT 59601

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

<https://santosgroup1.kw.com>

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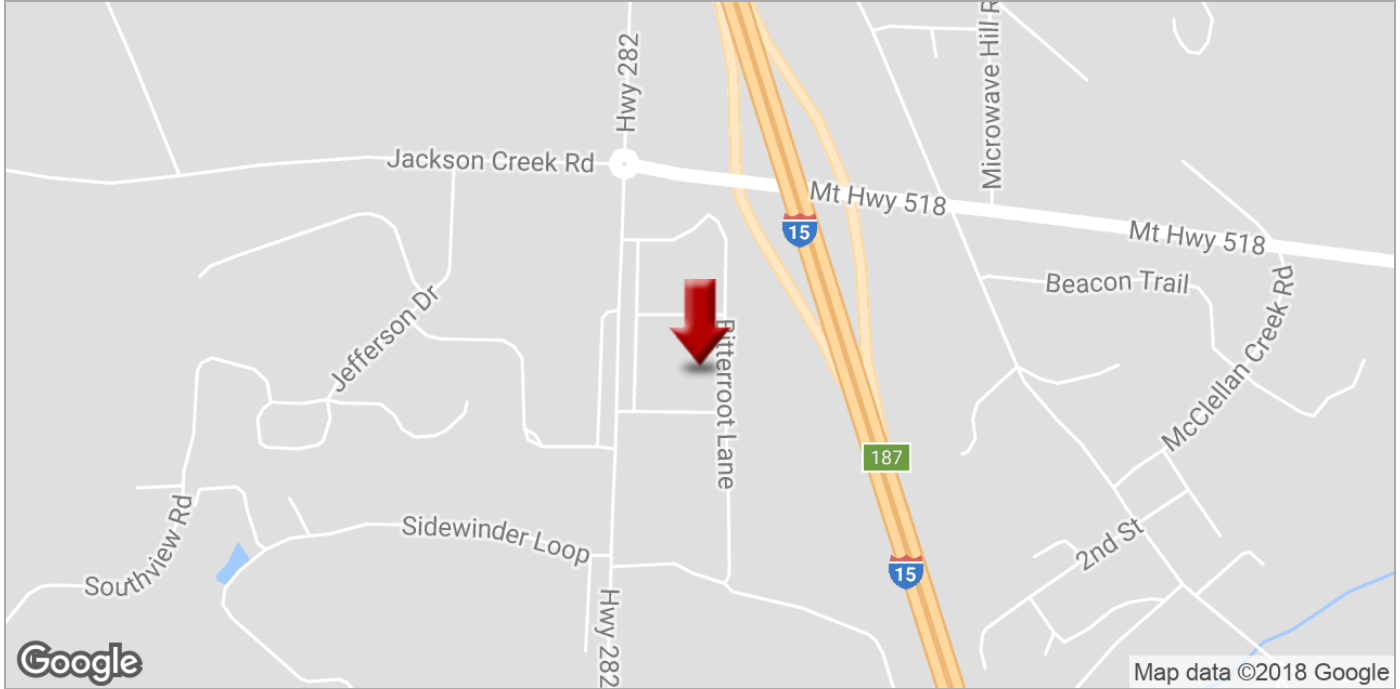
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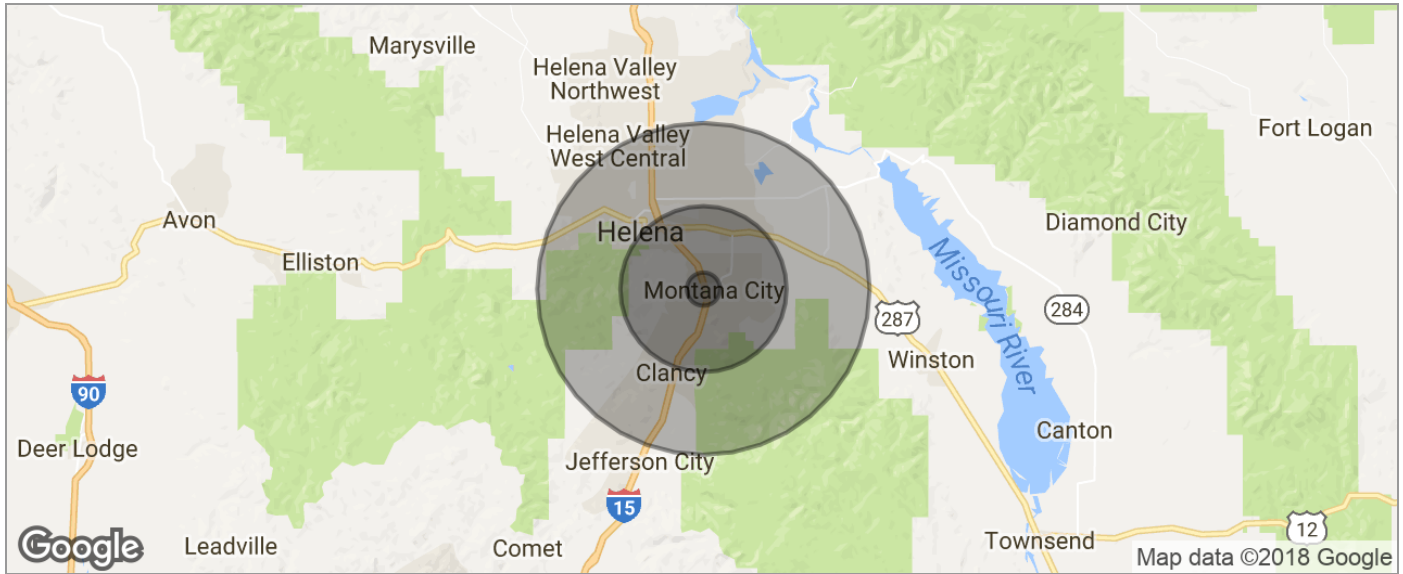
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	192	11,598	56,032
MEDIAN AGE	47.3	45.0	40.9
MEDIAN AGE (MALE)	49.2	41.9	39.7
MEDIAN AGE (FEMALE)	45.4	48.2	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	73	4,891	24,208
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$103,246	\$72,092	\$61,641
AVERAGE HOUSE VALUE			\$221,797

* Demographic data derived from 2010 US Census

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