### **20 1ST ST NW**

20 1st St NW Park City, MT 59063

**LEASE RATE** 

\$3,775.00 per month





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Lease Rate

\$3,775.00 PER MONTH

#### **OFFERING SUMMARY**

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

#### **PROPERTY OVERVIEW**

- \*6,000 SF Shop for Lease
- \*\$3,775/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
- \*\$2,795/mo (Base Rent) + \$980/mo (NNN) = \$3,775/,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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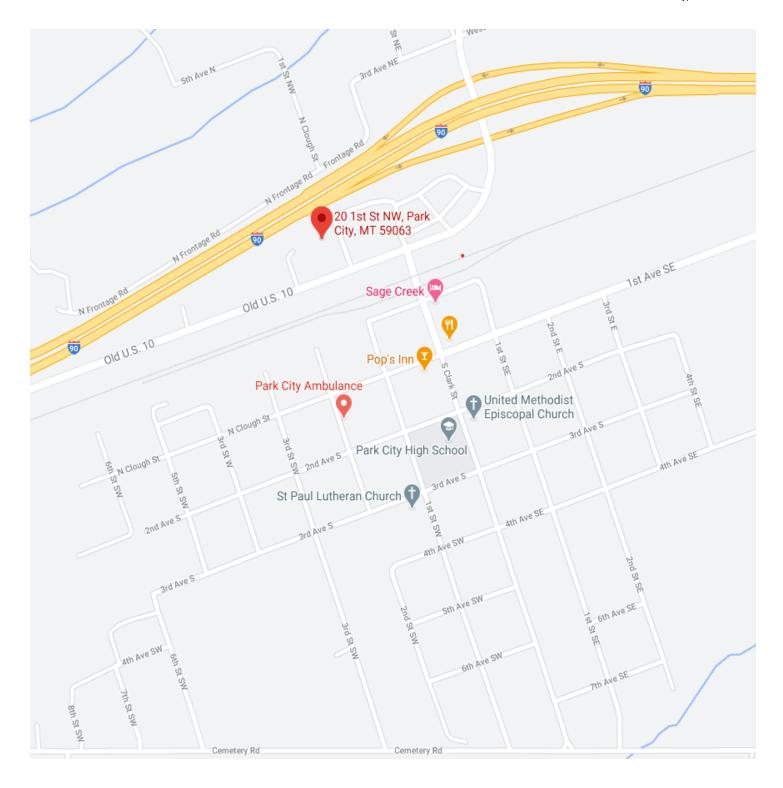






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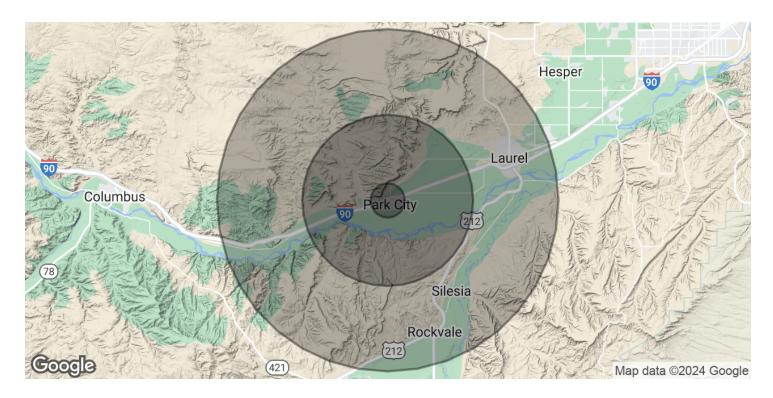






#### **20 1ST ST NW**

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	59	2,003	15,529
Average Age	45.7	44.8	43.5
Average Age (Male)	47.3	46.5	42
Average Age (Female)	43.3	39.6	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	22	737	6,519
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$74,304	\$96,666	\$84,124
Average House Value	\$261,299	\$330,651	\$243,569

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

