

2018 Main Street



Located Just North of Wal-Mart!

- ✓ Ten Units of Approx. 2112 sq. ft. per Unit
 - 672 sq. ft. Prime Retail Space
 - 672 sq. ft. Office Space
- ✓ Shop or Warehouse
 - 24' x 32' x 18' Side Walls
 - 12' x 14' Overhead Doors w/Auto Opener
- ✓ 2 Bathrooms per Unit
- ✓ Separate Utilities per Unit
- ✓ Gas Forced Air Heat and Central Air Conditioning
- ✓ Wired for Security, Telephone, and Cable
- ✓ Zoned Highway Commercial



Jerry T. Ray
Broker / CCIM

Call for Your Private Showing Today!

406-698-4932



Will Match Any Comparable Property.

Additional Properties Available at www.rayandcompanyrealtors.com

2018 Main Street Pricing and Suites Available*

NNN lease

Entire Unit available now! # 3, 5, & 8 *6 also*

Base Rent	\$1,281.25
Taxes	123.58 ($\$14,830.16 \times 0.10 = \$1,483.02 / 12 \text{ months} = \123.58)
Insurance	23.93 ($\$2872.00 \times 0.10 = \$287.20 / 12 \text{ months} = \23.93)
Total Monthly Rent	\$1,428.76 FULL UNIT

Entire Unit 2 with apartment available now!

Base Rent	\$1,500.00
Taxes	123.58 ($\$14,830.16 \times 0.10 = \$1,483.02 / 12 \text{ months} = \123.58)
Insurance	23.93 ($\$2872.00 \times 0.10 = \$287.20 / 12 \text{ months} = \23.93)
Total Monthly Rent	\$1,647.51 FULL UNIT with apartment

(Front only/no warehouse \$900.00)

Front Only available now!

Base Rent	\$871.21 <u>WITH ADDITIONAL OFFICE ADD \$50.00</u>
Taxes	79.10 ($\$14830.16 \times .064 = \$949.19 / 12 \text{ months} = \79.10)
Insurance	15.32 ($\$2872.00 \times .064 = \$183.80 / 12 \text{ months} = \15.32)
Total Monthly Rent	\$965.53 RETAIL FRONT ONLY

Warehouse Only

Base Rent	\$710.05 <u>WITH ADDITIONAL OFFICE ADD \$50.00</u>
Taxes	44.49 ($\$14830.16 \times .036 = \$533.88 / 12 \text{ months} = \44.49)
Insurance	8.62 ($\$2872.00 \times .036 = \$103.39 / 12 \text{ months} = \8.62)
Total Monthly Rent	\$763.16 WAREHOUSE ONLY

FULL UNIT APPROX AVG UTILITIES (based on an entire unit business use for 2015)

\$ 60.00 MDU (Gas)

\$130.00 NWE (Electric)

\$ 36.66 CAM (Common Area Costs)

\$226.66 Avg. Cost per month for an Entire Unit

Average cost per month for a Front Unit --- 64% BILLED WITH CAM'S plus overage over minimum costs.

Average cost per month for a Rear Unit --- 36% BILLED WITH CAM'S

Competitive Pricing...find a comparable space for less and we will match the price