



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR LEASE

## 1110-1116 BROADWATER AVE

Billings, MT 59102

### AVAILABLE SPACE

692 - 3,593 SF

### LEASE RATE

\$8.85 - \$14.00 SF/yr (NNN)

### AREA

1102-1116 Broadwater Ave redevelopment is a prime retail property + shop space located in the midtown neighborhood of Billings, MT. Broadwater Ave boasts high traffic counts exceeding 18,000 cars per day.

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### OFFICE

Nathan Matelich

406.781.6889

nathan@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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## OFFERING SUMMARY

Available SF:	692 - 1,501 SF
Lease Rate:	\$8.85 - \$14.00 SF/yr (NNN)
Lot Size:	0.64 Acres
Year Built:	1952
Building Size:	7,492 SF
Renovated:	2019
Zoning:	Community Commercial

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## PROPERTY OVERVIEW

This property includes retail spaces ranging from 700 to 3,600 SF and a 1,400 SF shop that have all received a modern facelift, brand new infrastructure and tasteful finishes.

**Suite 1110**  
1,501 SF retail space is ideal for insurance agents, real estate offices, CPAs, accounting firms, financial services or anyone else looking for a professional setting with excellent exposure.

**Suite 1114**  
692 SF retail space was previously occupied by a barber shop and a perfect location for a salon.

**Suite 1116**  
1,400 SF shop space is ideally set up for a small automotive shop or contractor looking for retail exposure.

The remaining 1,400 to 3,600 SF of retail space is available for future development and leasing.



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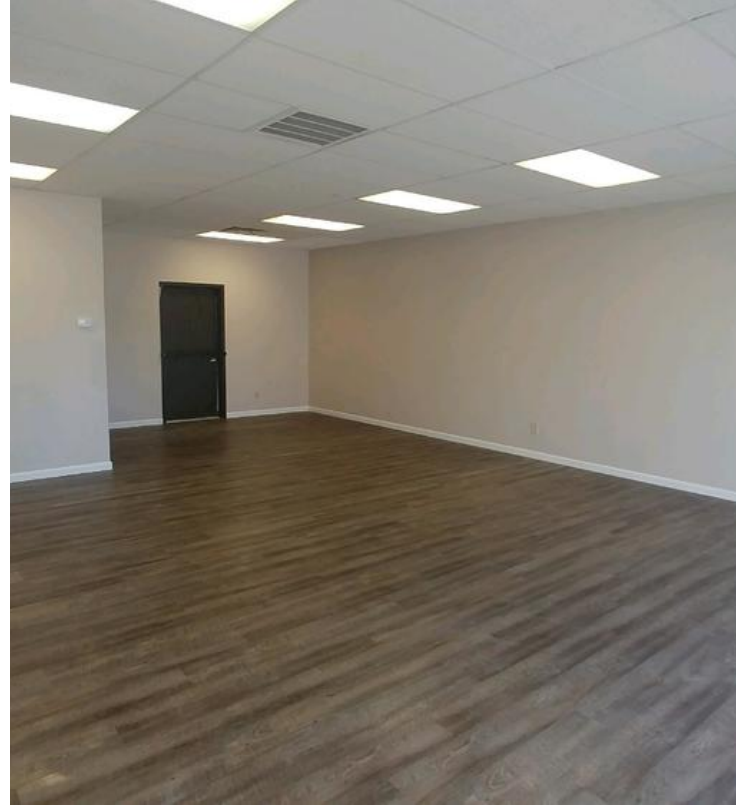
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### SUITE 1110

\*1,501 SF of retail/office space for lease

\*\$2,250/mo + utilities

\*Currently in warm, lit, vanilla shell finish

\*Newly upgraded electrical service with plenty of power

\*Landlord will build to suit or provide build out allowance for qualified tenants

\*Additional plumbing infrastructure provides extra flexibility for kitchenette, break room, washer/dryer hookups or medical/dental practice needs

### SUITE 1114

\*692 SF salon space for lease

\*\$1,050/mo + utilities

\*Currently plumbed for 3 sinks

\*New luxury vinyl plank flooring

\*High end bathroom vanity

\*Modern retail building, professional setting

\*Excellent retail exposure with high traffic counts

### SUITE 1116

\*1,400 SF of shop space with retail exposure for lease

\*\$1,500/mo + utilities

\*2 qty 14ft overhead doors

\*Bathroom

\*Built in shelving

\*Community Commercial Zoning

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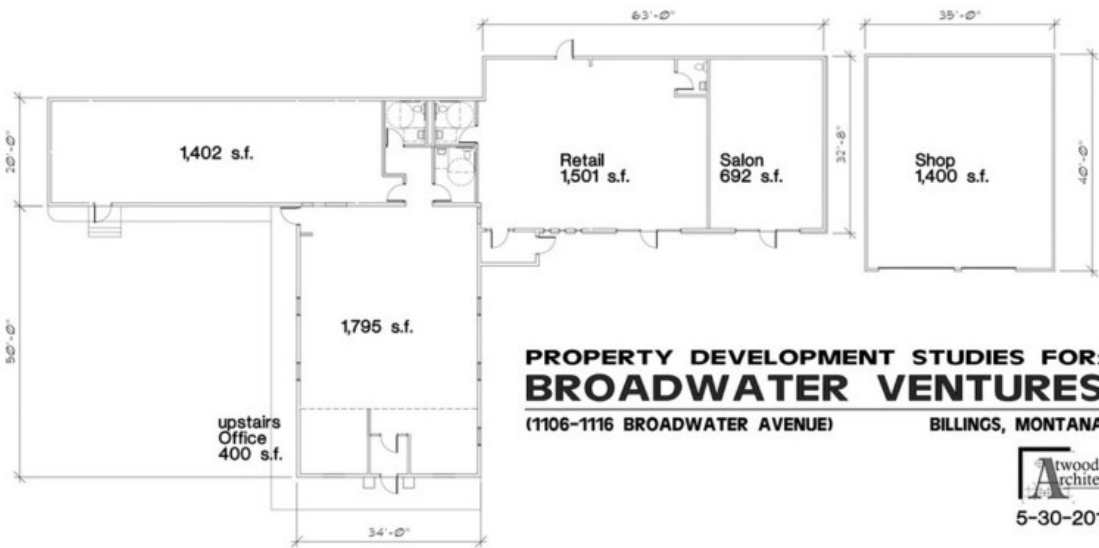
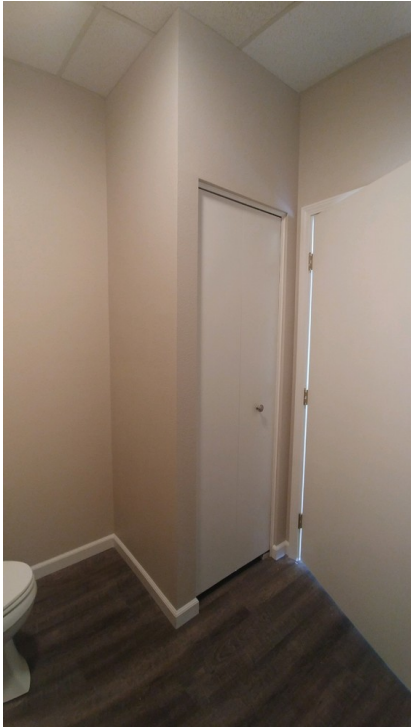
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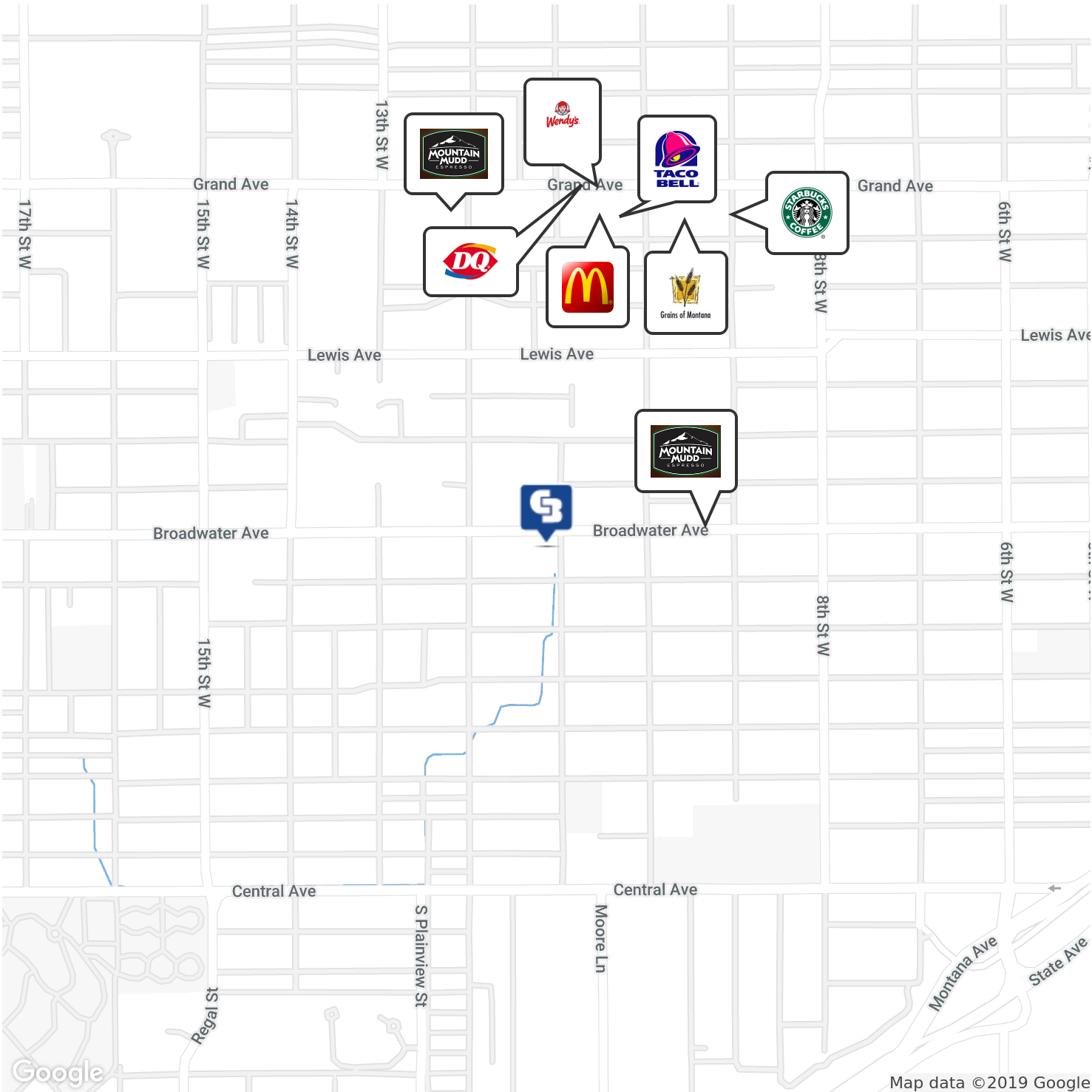
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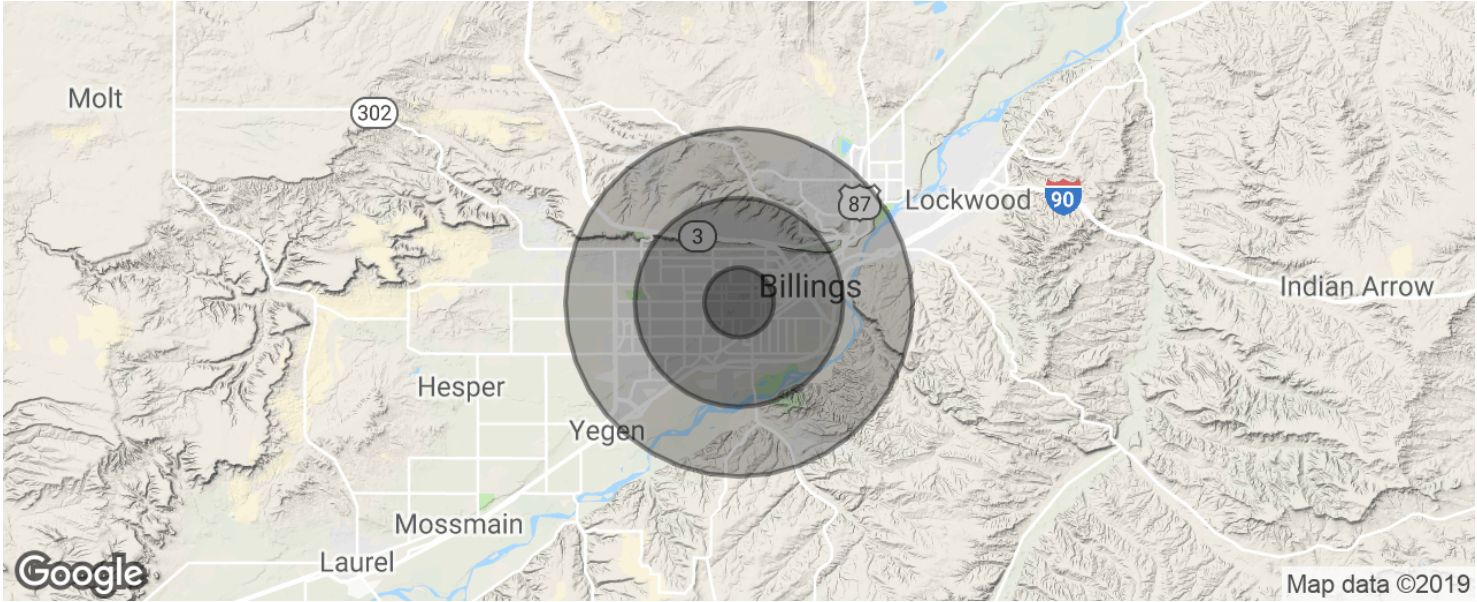




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,535	66,875	113,944
Median age	33.6	36.5	37.5
Median age (Male)	31.3	35.1	35.7
Median age (Female)	37.7	39.0	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,845	29,163	49,384
# of persons per HH	2.1	2.3	2.3
Average HH income	\$47,606	\$54,413	\$56,595
Average house value	\$144,323	\$176,172	\$178,542

\* Demographic data derived from 2010 US Census

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