



**COLDWELL
BANKER
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CBS

FOR LEASE

1110 BROADWATER AVE, UNITS 1 & 3

1110 Broadwater Ave
Billings, MT 59102

AVAILABLE SPACE
1,254 / 1,348 SF

LEASE RATE
\$1,885 / \$2,025/mo (+ utilities)

AREA

Broadwater Ave boasts high traffic counts exceeding 18,000+ cars per day. The 1,254 and 1,348 SF retail/office spaces are ideal for insurance agents, real estate offices, CPAs, accounting firms, financial services or anyone else looking for a professional setting with excellent exposure. With a midtown location like, you'll be in a convenient location for customers and employees alike. Co-tenants are Edible Arrangements, Belleza Salon and Billings Jiu Jitsu.



OFFICE

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OFFERING SUMMARY

Available SF:	1,254 SF / 1,348 SF
Price Range:	\$1,885 / \$2,025/mo (+ utilities)
Lot Size:	0.64 Acres
Year Built:	1952
Building Size:	7,492 SF
Renovated:	2020
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

1110 Broadwater Ave is an exciting new redevelopment that gives small business owners the perfect opportunity to design their ideal office/retail space. This property has recently received a modern facelift, new roof, all new infrastructure and LED lighting.

Since the units are currently in shell conditions, buyers will receive a generous \$50 PSF buildout allowance and get the opportunity to sit down with an architect to design a space that meets all of their needs. Both open and sample floor plans are included to give you an idea of how many offices could fit in each space. Private decks/patios can be added at an additional cost.

Lease rate is \$14 PSF NNN and NNN is estimated at \$4 PSF.

AVAILABLE SPACES

SPACE	SALE PRICE	SIZE (SF)
Unit 1	\$1,885 per month	1,254 SF
Unit 3	\$2,025 per month	1,348 SF

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UNIT ONE

1,254 SF

For Lease at \$1,885/mo (+utilities)

Unit 1 is our most affordable unit which would be perfect for a small business owner looking for a reception area, 2 offices, conference room, ADA restroom, kitchenette and plenty of storage. Seller would provide a back-lit LED sign on the front of the building. There is a perfect location underneath a mature tree adjacent to the condo for a patio/deck.

NOTE: Interior photos are sample images.



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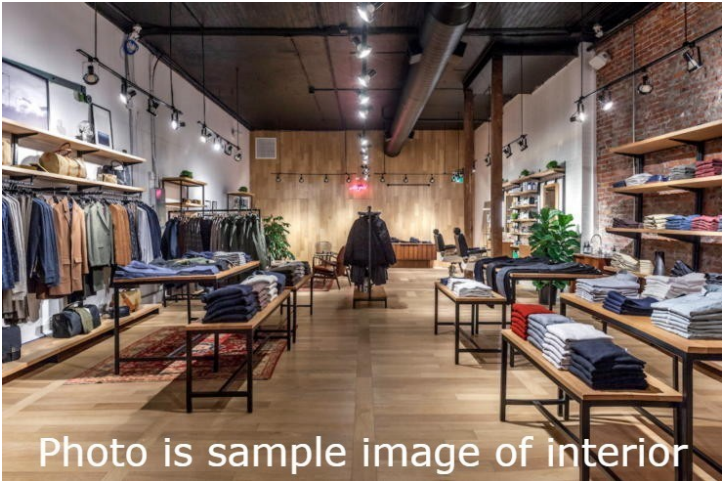
UNIT THREE

1,348 SF

For Lease at \$2,025/mo (+utilities)

Unit 3 is set up perfectly for either a business requiring an open retail space or professional services firm. Sample layouts available for CPA, insurance agent or financial advisor. This unit could comfortably accomodate reception, 3 offices, conference room, storage room, ADA restroom and kitchenette.

NOTE: Interior photos are sample images.



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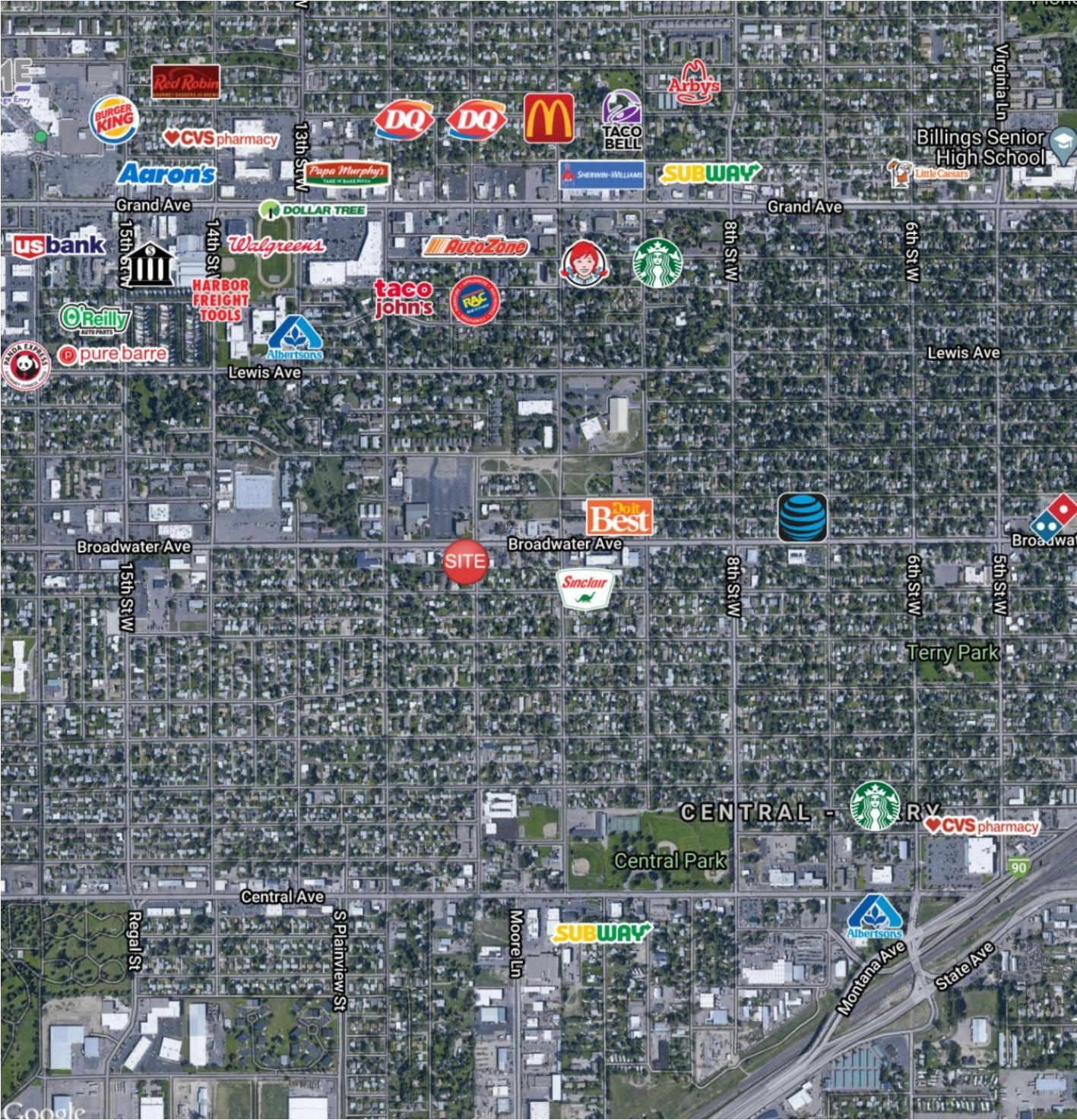
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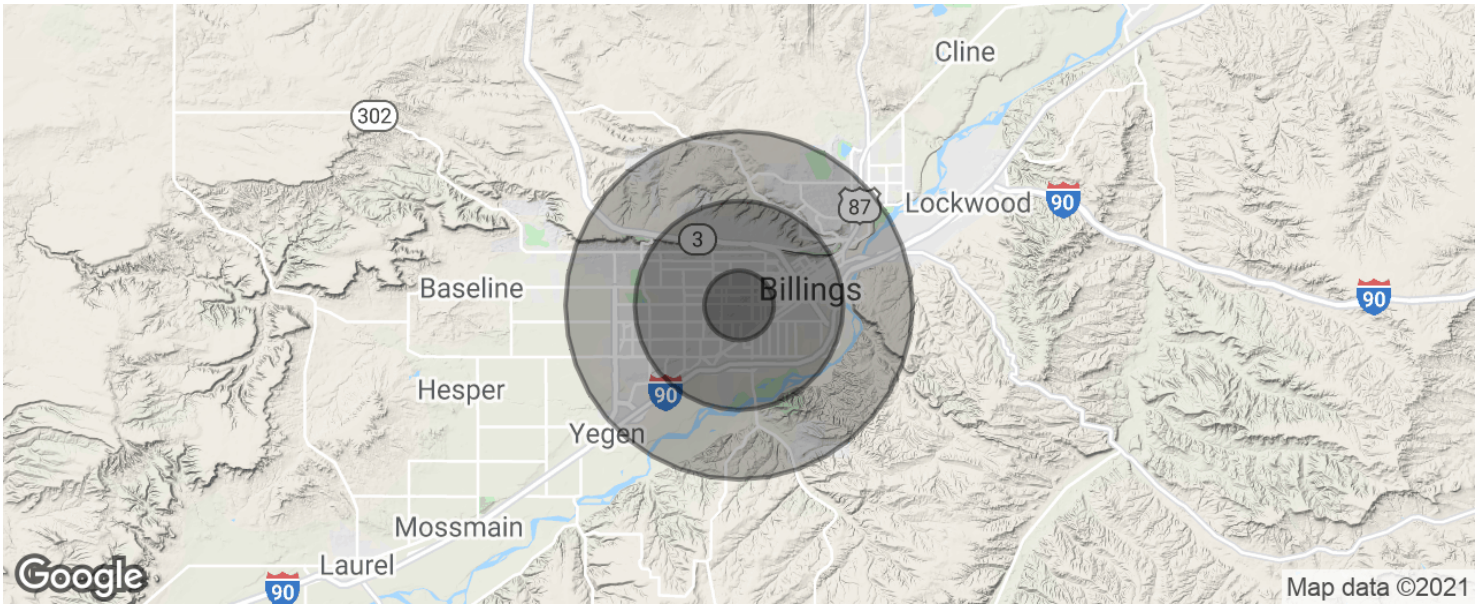
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,535	66,875	113,944
Median age	33.6	36.5	37.5
Median age (Male)	31.3	35.1	35.7
Median age (Female)	37.7	39.0	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,845	29,163	49,384
# 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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