



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1110 BROADWATER AVE, UNITS 1 - 3

1110 Broadwater Ave
Billings, MT 59102

AVAILABLE SPACE
1,254 - 5,316 SF

LEASE RATE
\$1,885 - \$4,075/mo (+ utilities)

AREA

Broadwater Ave boasts high traffic counts exceeding 18,000+ cars per day. The 1,254 to 2,714 SF retail/office condos 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 Belleza Salon and Billings Jiu Jitsu.

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OFFICE

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OFFERING SUMMARY

Available SF:	1,254 - 2,714 SF
Price Range:	\$1,885 - \$4,075/mo (+ utilities)
Lot Size:	0.64 Acres
Year Built:	1952
Building Size:	7,492 SF
Renovated:	2020
Zoning:	Community Commercial

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PROPERTY OVERVIEW

1110 Broadwater Ave Commercial Condos is an exciting new redevelopment that gives small business owners the perfect opportunity to both own their building and design their ideal office/retail space. This property has recently received a modern face lift, new roof (pending install), all new infrastructure and LED lighting.

Since the condos are currently in shell conditions, buyers will receive a generous \$50 PSF build out 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. Condo association documents have not been finalized yet so unit sizes could be adjusted to meet a buyer's needs. Owner is open to selling, leasing (\$14 PSF NNN), or providing a lease with option to purchase.

AVAILABLE SPACES

SPACE	SALE PRICE	SIZE (SF)
Unit 1	\$1,885 per month	1,254 SF
Unit 2	\$4,075 per month	2,714 SF
Unit 3	\$2,025 per month	1,348 SF



1110 BROADWATER AVE, UNITS 1 - 3

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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.

This unit is also available for Sale at \$265,000.

NOTE: Interior photos are sample images.



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UNIT TWO

2,714 SF

For Lease at \$4,075/mo (+utilities)

Unit 2 is unique in that it is a 2 story unit with 2,374 SF on the main level and 340 SF on the 2nd floor. This unit craves a more open floor plan with exposed wood beams, vaulted ceiling, exposed ductwork and modern industrial finishes. The second floor work makes a great executive suite or conference room. This unit could also enjoy a private patio out the back door.

This unit is also available for Sale at \$570,000.

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 a CPA, insurance agent, financial advisor or professional services firm. This unit could comfortably accommodate reception, 3 offices, conference room, storage room, ADA restroom and kitchenette. This unit could also enjoy a private patio out the back door.

This unit is also available for Sale at \$285,000.

NOTE: Interior photos are sample images.



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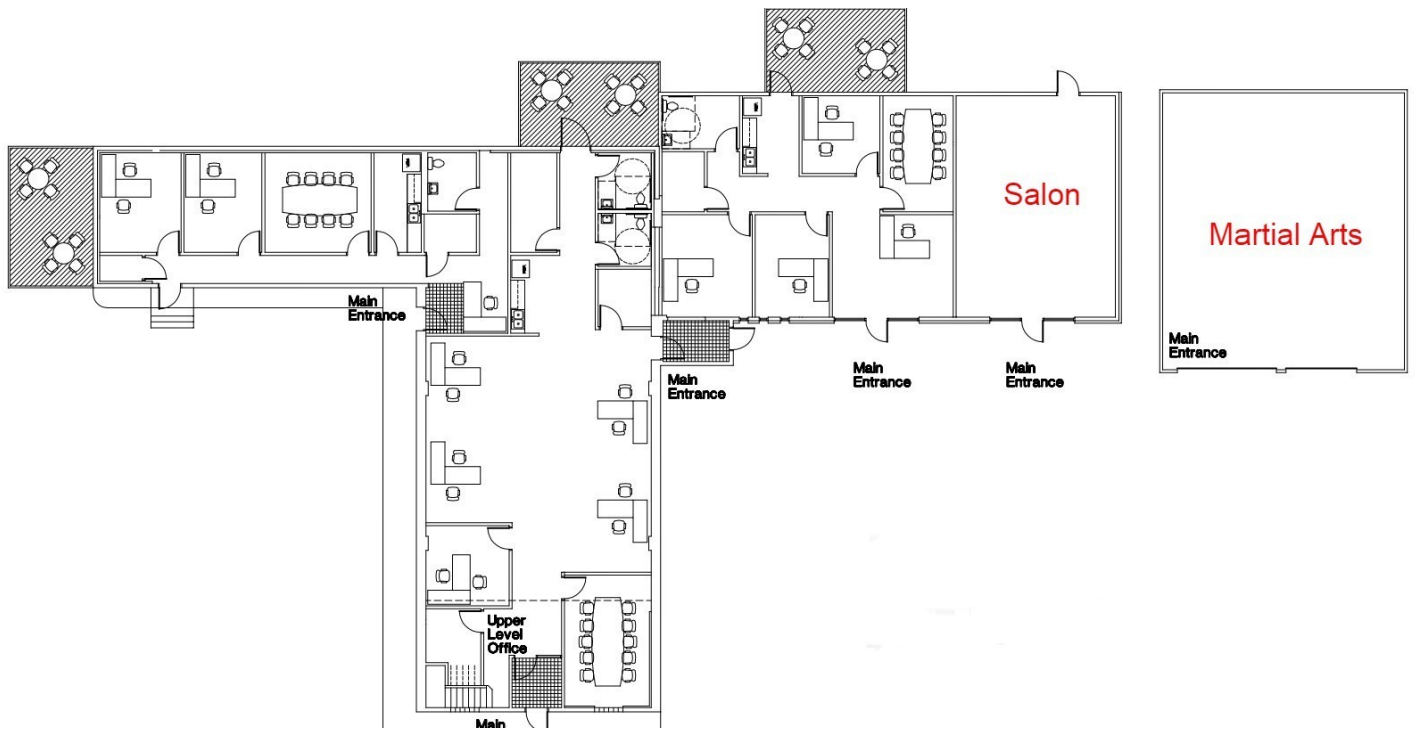
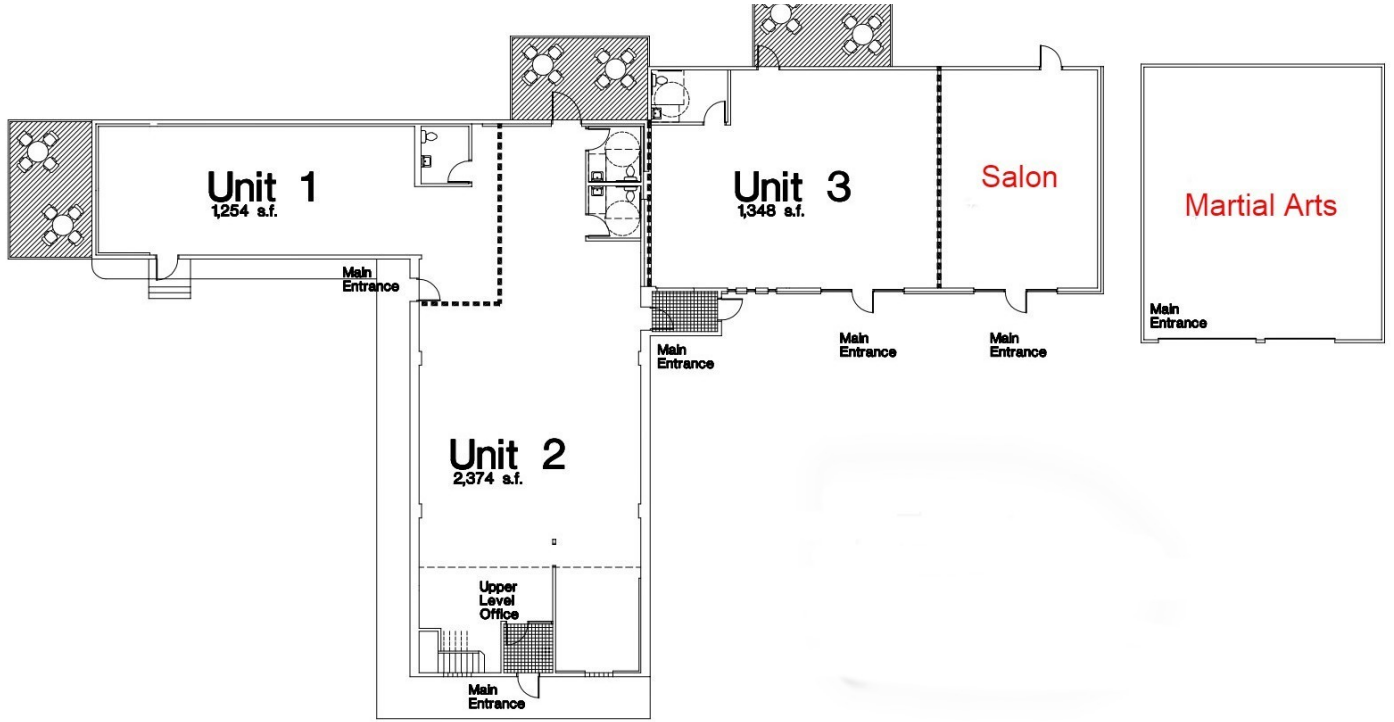
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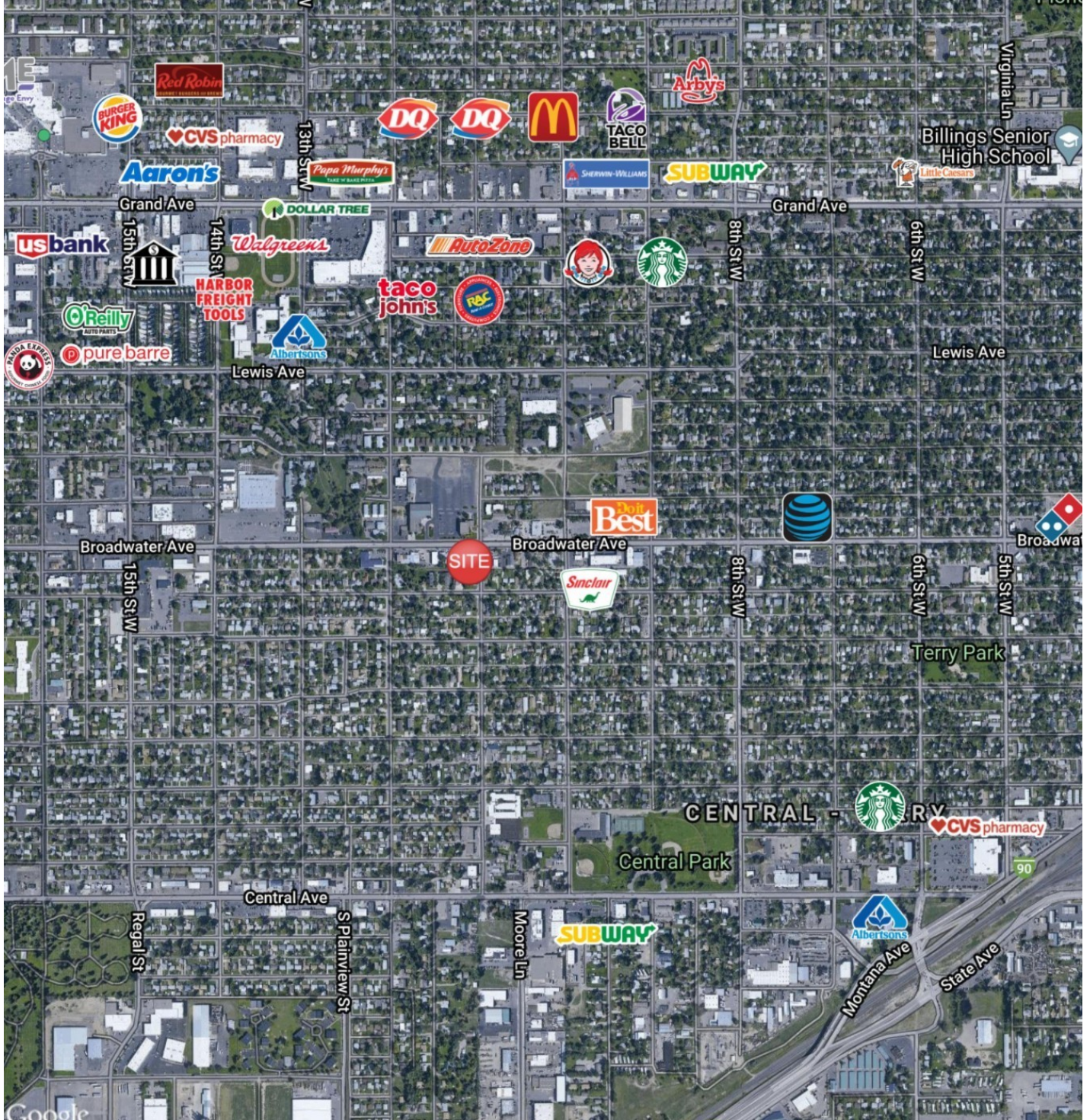
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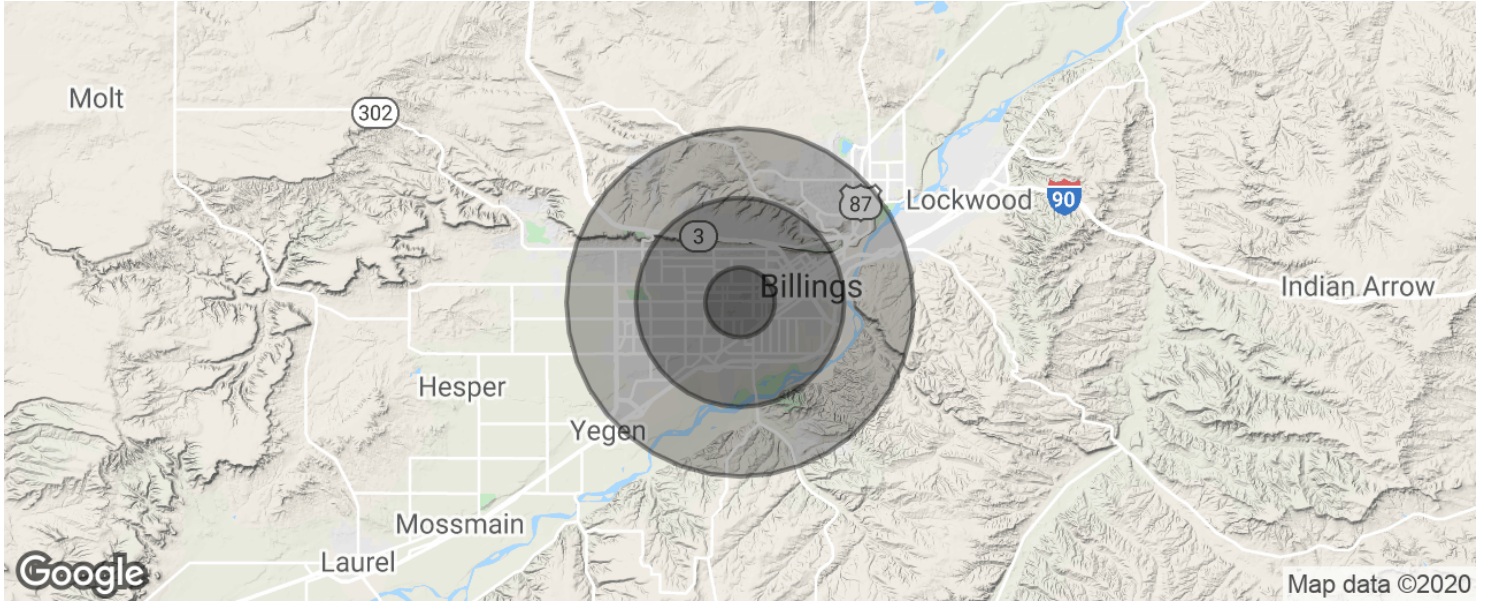
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,535	66,875	113,944
Median age	33.6	36.5	37.5
Median age (Male)	31.3	35.1	35.7
Median age (Female)	37.7	39.0	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,845	29,163	49,384
#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