



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

## 2305 MONTANA AVE

Billings, MT 59101

AVAILABLE SPACE  
5,330 SF

ASKING PRICE  
\$630,000



# FOR SALE

CBCMONTANA.COM

### OFFICE

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## 2305 MONTANA AVE

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# SALE



### OFFERING SUMMARY

Sale Price:	\$630,000
Cap Rate:	8.0%
Lot Size:	0.12 Acres
Building Size:	5,330 SF
Zoning:	Central Business District
Price / SF:	\$118.20

### PROPERTY OVERVIEW

- \*Uberbrew Investment Property for Sale - Real Estate Only
- \*For Sale \$630,000
- \*8% Cap Rate
- \*Triple Net Lease w/ 3 Years Remaining
- \*5,330 SF Retail Building
- \*Zoned Central Business District
- \*Remodeled in 2012 as Brewery, Restaurant & Taproom
- \*New Roof in 2018

### LOCATION OVERVIEW

Uberbrew is one of Billings, Montana's iconic breweries known for its "Superlative Beer". Uberbrew was recognized as the 2016 Small Brewery & Brewer of the Year and also brought home 2nd place in the World Beer Championships to name a few awards. Uberbrew is no doubt one of Billings (and beyond) favorite breweries. Coldwell Banker Commercial is offering this 5,330 SF retail building for sale as a triple net investment property with one of Billings favorite businesses as the tenant. With a true triple net lease, this investment property is ideal for anyone who is both looking for a passive income and a noteworthy tenant. Where else can you drink beer while checking in on your investment property?

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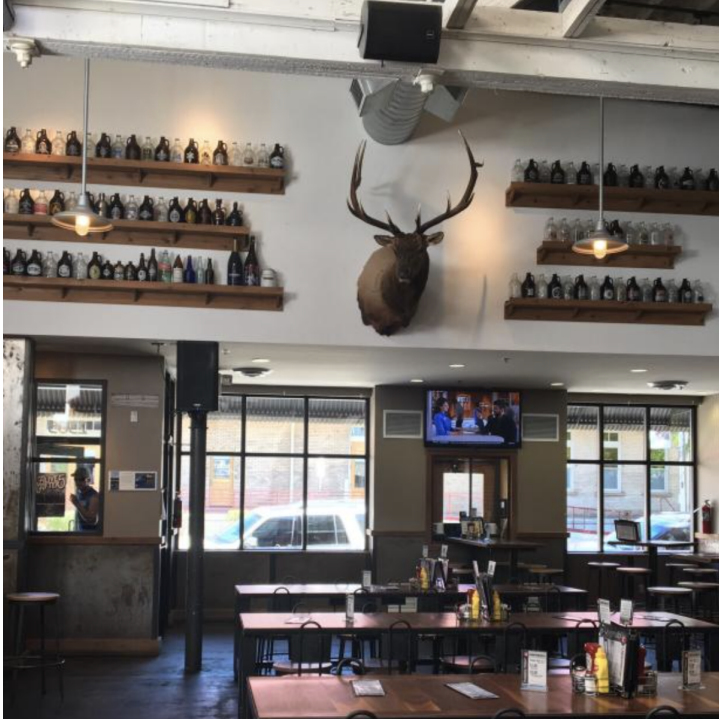




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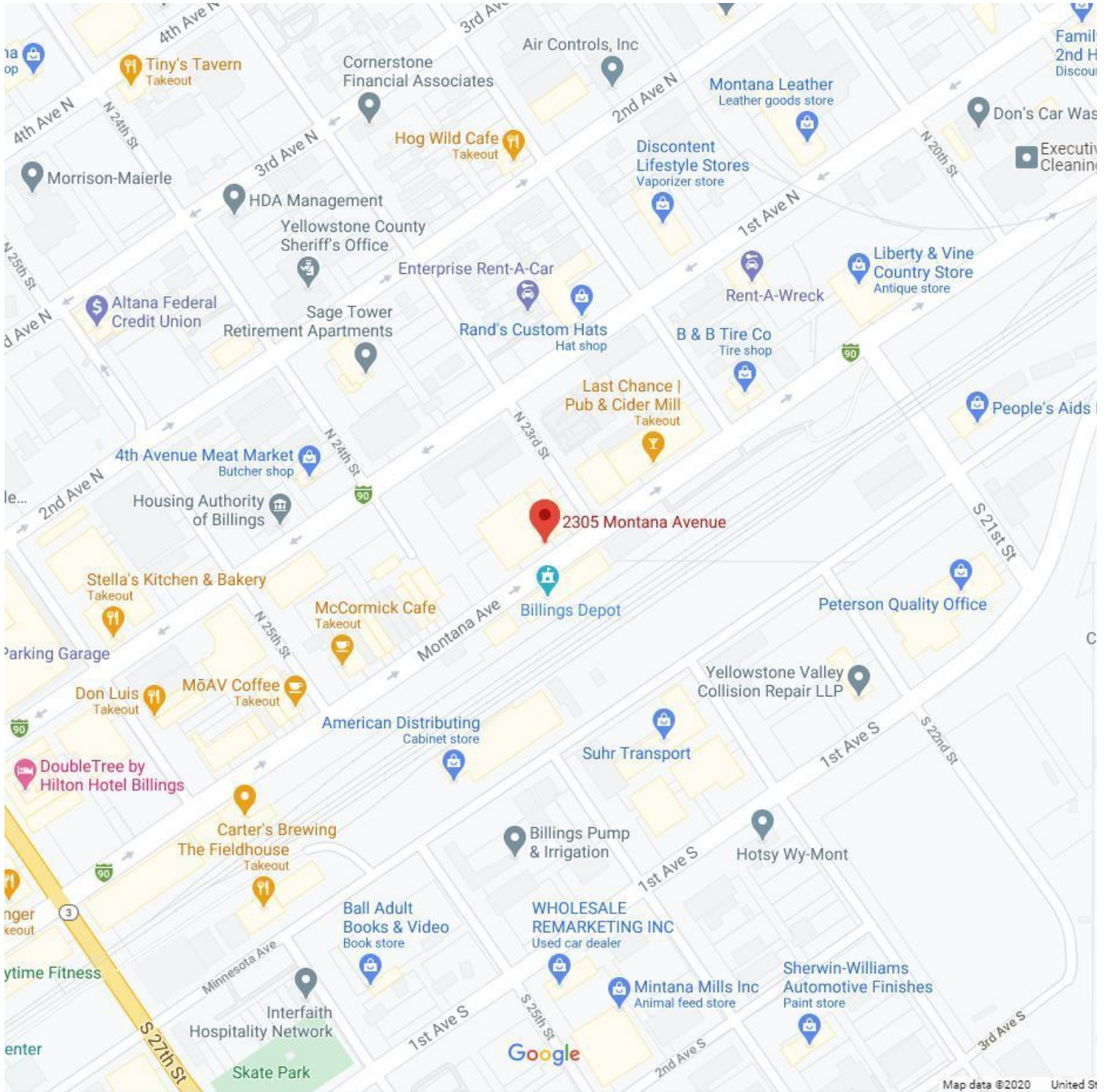




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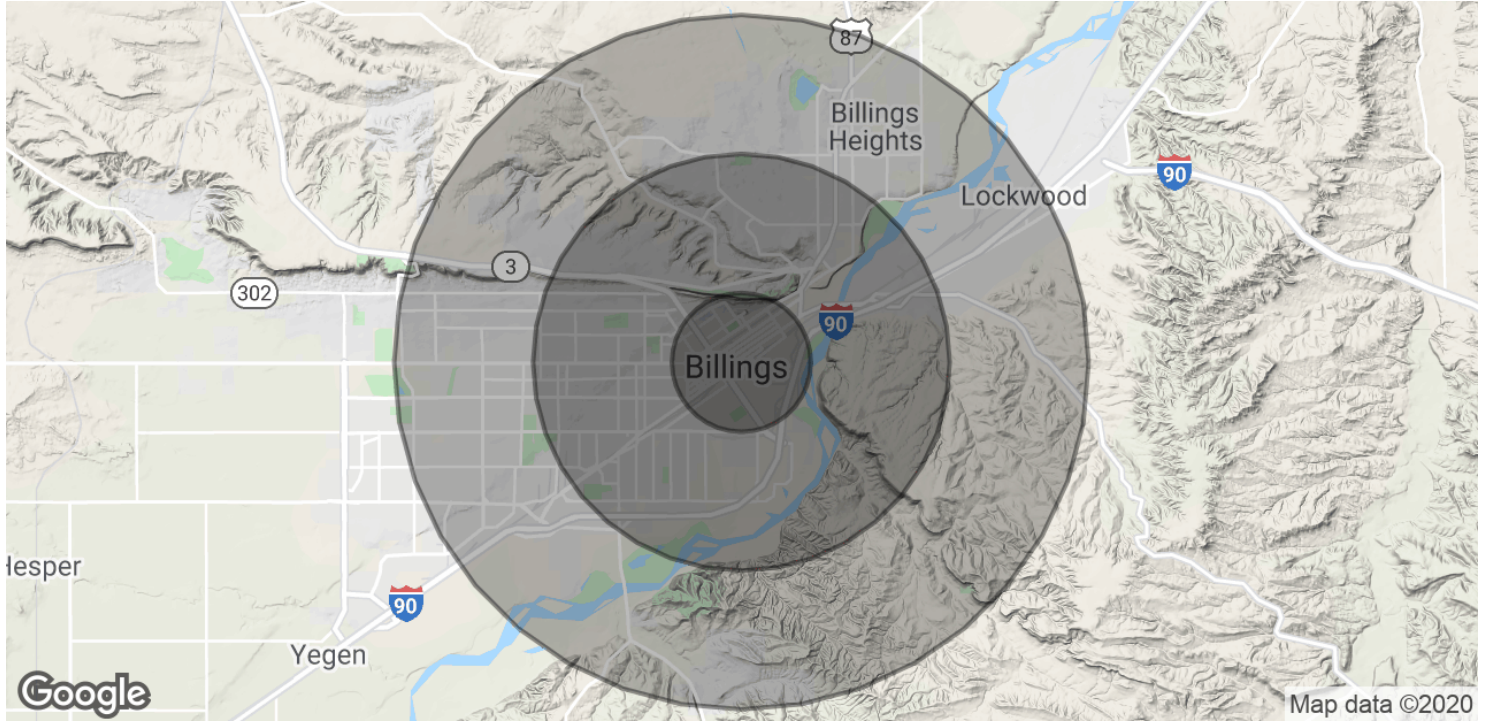




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# SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,353	54,106	97,327
Average age	35.5	34.6	35.6
Average age (Male)	35.3	33.5	34.2
Average age (Female)	34.7	36.3	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,239	23,017	41,117
# of persons per HH	2.3	2.4	2.4
Average HH income	\$35,484	\$49,935	\$53,356
Average house value	\$158,718	\$148,390	\$159,331

\* Demographic data derived from 2010 US Census

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