



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2132 BROADWATER AVENUE SUITE B

Billings, MT 59102

AVAILABLE SPACE

1,400 SF

LEASE RATE

\$1998/Mo + Util.

AREA

This well developed area of Broadwater Avenue sees over 20,000 vehicle count every day.



CBCMONTANA.COM

OFFICE / RETAIL / MEDICAL

Shaylee Green

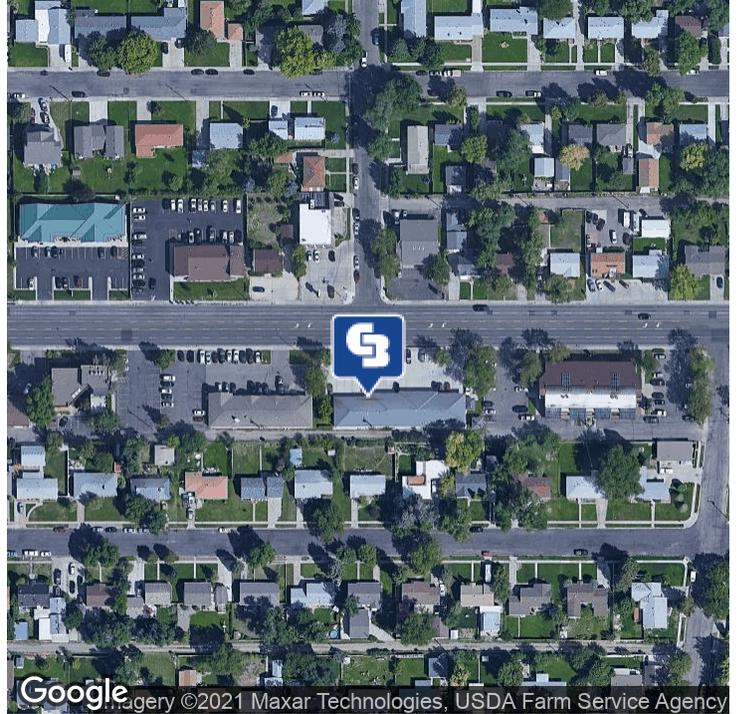
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shaylee@cbcmontana.com



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Billings, MT 59102



OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: \$1998/Mo + Util

PROPERTY OVERVIEW

OFFICE / RETAIL / MEDICAL SPACE FOR LEASE

*1400 SF

*\$1998.00 MONTH PLUS UTILITIES

*RESIDENTIAL PROFESSIONAL ZONING - OTHER TENANT MIX INCLUDES : PROPERTY MANAGEMENT, CHIROPRACTOR, ORTHODONTIST, MEDICAL PROFESSIONAL.

*SEVERAL SUITES AND RECEPTION AREA

*GROUND FLOOR

*HIGH CEILINGS

*OPEN PARKING WITH HEATED PARKING LOT AND LIMITED SNOW BUILDUP IN WINTER MONTHS

*EXCELLENT EXPOSURE AND TRAFFIC COUNTS

* CURRENTLY MODELED TO 5 DENTAL SUITES

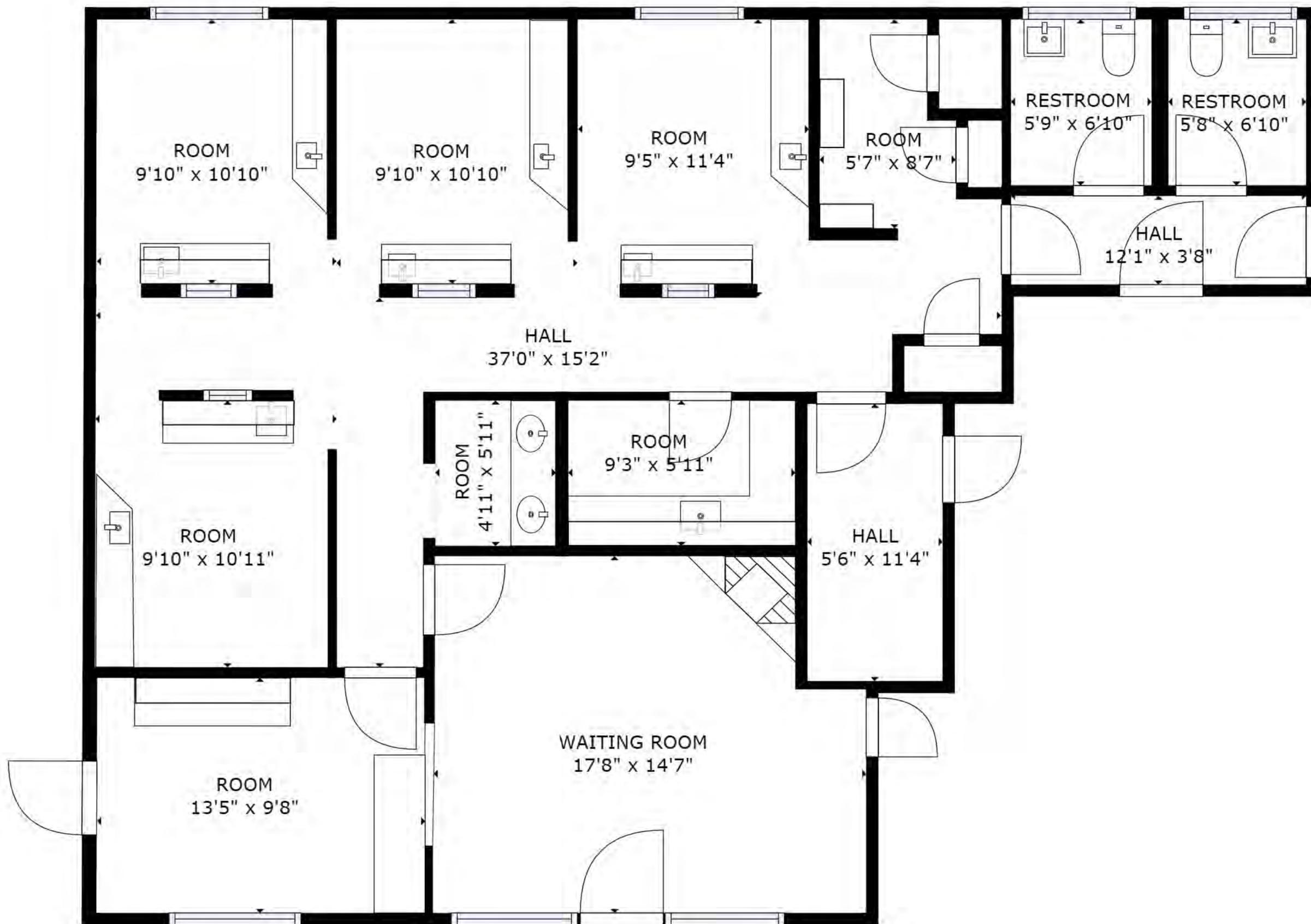
*3D TOUR VIEWABLE AT: <https://tinyurl.com/br4hbftv>

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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1409 sq. ft
 TOTAL: 1409 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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