

LEASE

1108 BROADWATER AVENUE

1108 Broadwater Avenue Billings, MT 59102



LEASE RATE

\$2,090.00 per month

SPACE SIZE

1,254 SF

Nathan Matelich, CCIM

(406) 781-6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS



Lease Rate

**\$2,090.00
PER MONTH**

OFFERING SUMMARY

Building Size:	7,492 SF
Available SF:	1,254 SF
Year Built:	1952
Renovated:	2023
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- *1,254 SF Retail space for lease
- *ADA bathroom
- *Open retail concept with back storage room
- *Mop sink and plumbed for 3 bay wash sink
- *Private patio space outside
- *Wired for security cameras
- *Keypad for access control
- *Large pylon sign
- *\$16 PSF NNN
- *NNN = \$4 PSF

LOCATION OVERVIEW

This Broadwater Ave retail space is part of an exciting new redevelopment that has recently received a modern facelift, ADA accessibility, new roof, private patio, all new infrastructure and LED lighting. Broadwater Ave boasts high traffic counts exceeding 18,000+ cars per day. The 1,254 SF retail space is ideal for anyone looking for an open floor plan retail space or professional setting with excellent exposure. Located in midtown, put your business in a location that is easy to access from anywhere in Billings.

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS



Nathan Matelich, CCIM
(406) 781-6889

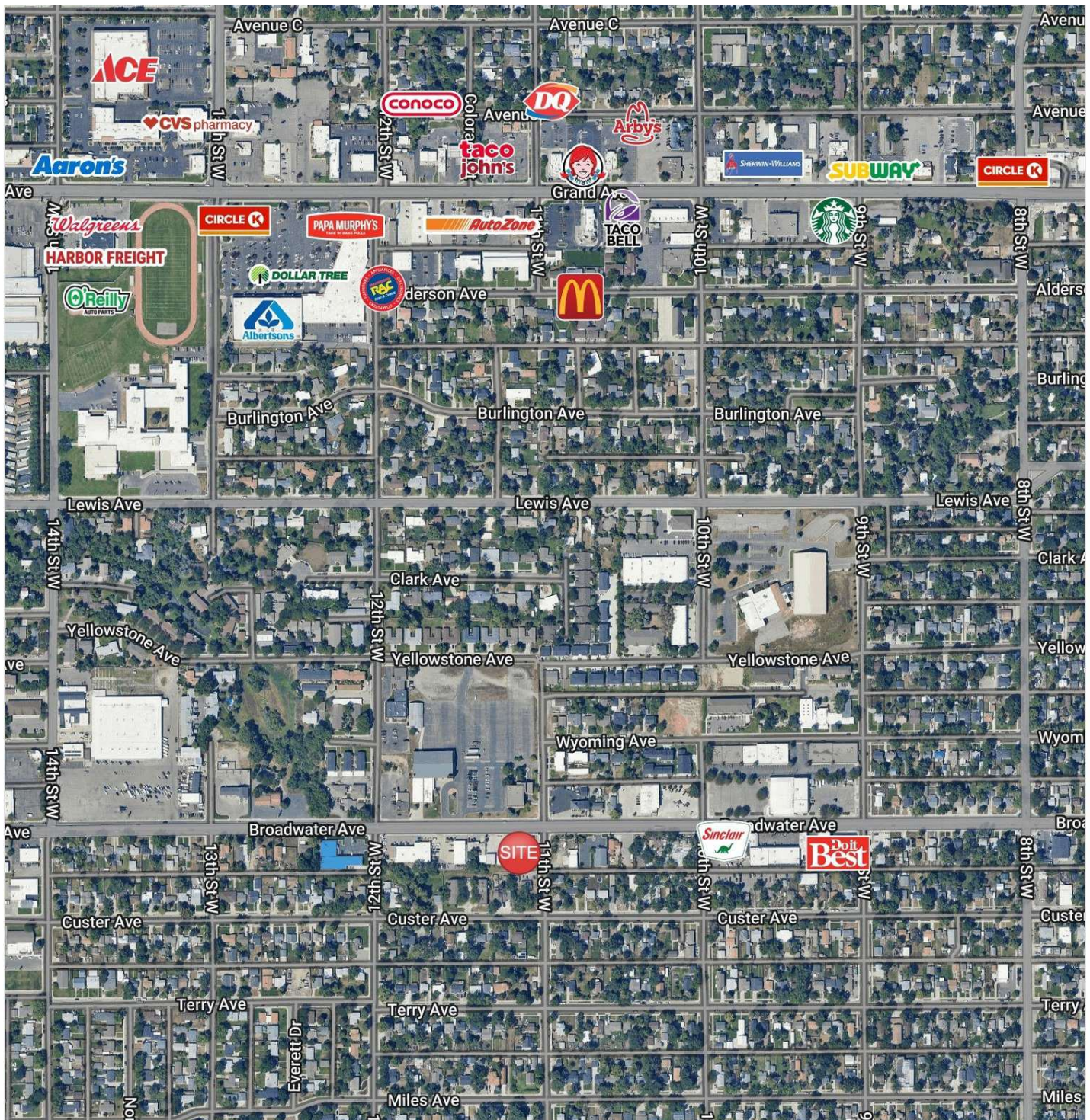


**COLDWELL BANKER
COMMERCIAL**
CBS



Nathan Matelich, CCIM
(406) 781-6889

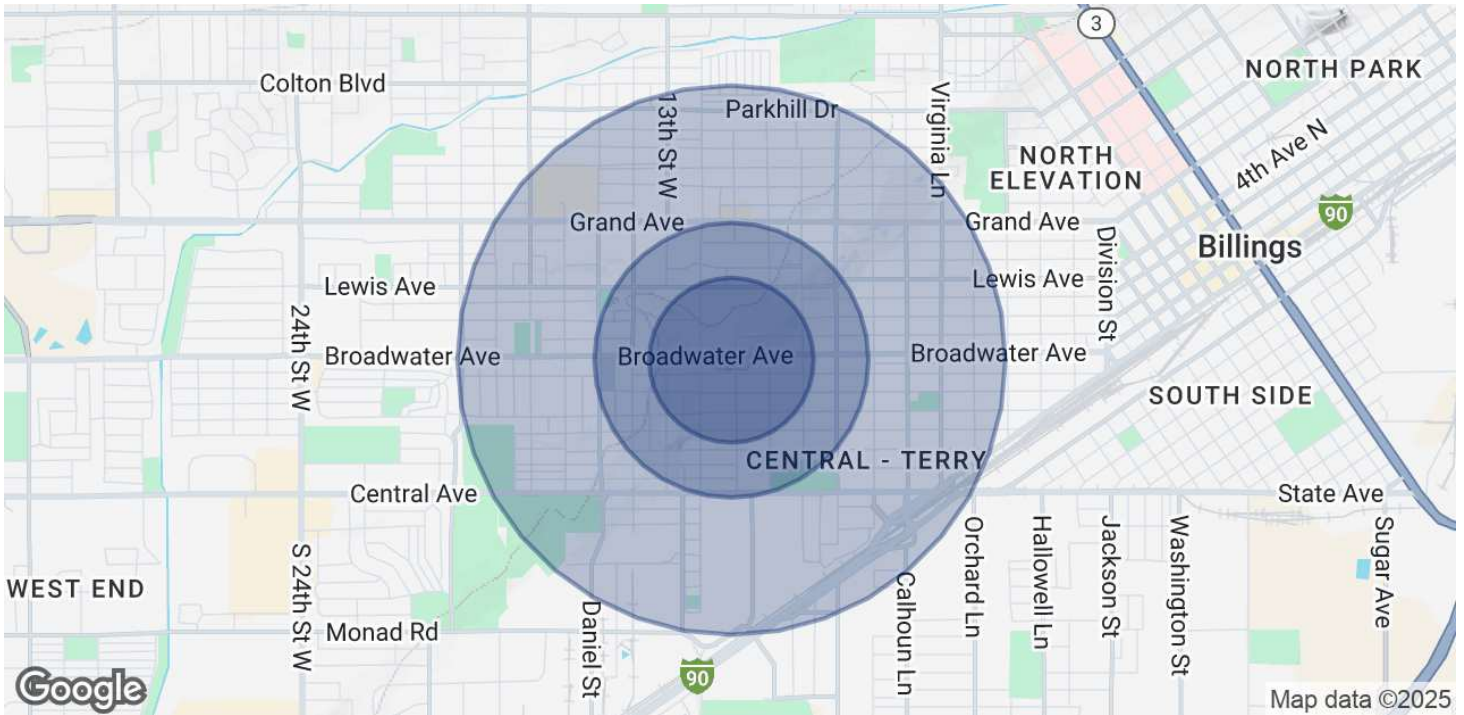




Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,076	3,892	14,434
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,848	6,765
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$78,261	\$72,085	\$74,112
Average House Value	\$284,896	\$280,464	\$302,218

Demographics data derived from AlphaMap

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS