

# LEASE

## 2305 MONTANA AVE

2305 Montana Ave Billings, MT 59101



**LEASE RATE**

\$8,262.00 per month

**SIZE**

5,330 SF

**Nathan Matelich, CCIM**

(406)781-6889

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## OFFERING SUMMARY

Lease Rate:	\$8,262.00 per month (+ utilities)
Available SF:	5,330 SF
Lot Size:	5,350 SF
Zoning:	Central Business District

## PROPERTY OVERVIEW

- \*Brew Pub For Lease \$8,262/mo + Utilities
- \*5,330 SF Bar/Restaurant
- \*Remodeled in 2012 as Brewery, Restaurant & Taproom
- \*Full Kitchen with Grill Hood
- \*Small Walk In Cooler for Kitchen
- \*Large Walk In Cooler for Kegs of Beer
- \*Option to Turn Back Overhead Garage Door into Open-Air Seating Area
- \*Zoned Central Business District
- \*\$15 PSF NNN
- \*NNN = \$3.60 PSF

NOTE: All Furniture, Fixtures & Equipment are for Sale for an Additional Cost to Provide a Turn-Key Brew Pub Option

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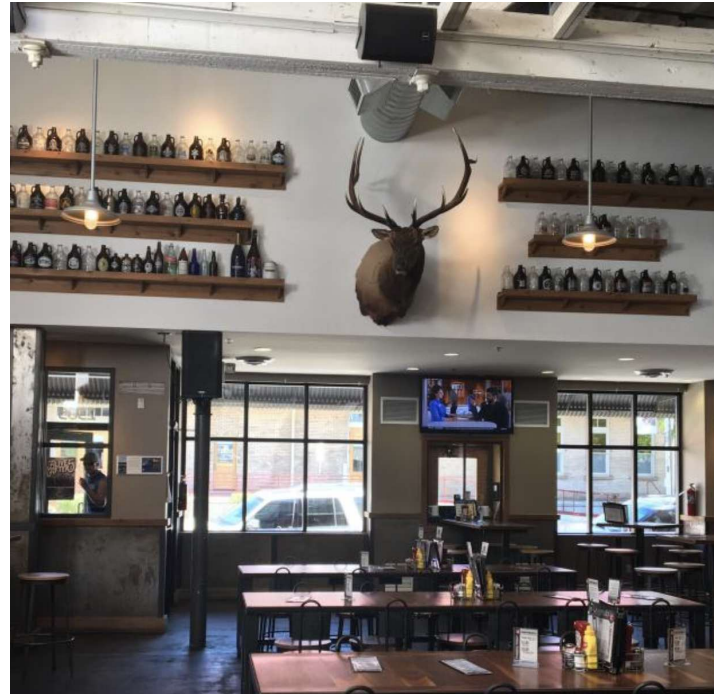
## LISTING OVERVIEW

For over a decade, 2305 Montana Ave has been the home to Uberbrew which is one of Billings, MT most iconic breweries known for its “Superlative Beer” and a thriving restaurant destination.

With Uberbrew consolidating its brewing and operations into its new manufacturing facility at By All Means, 2305 Montana Ave is looking for the next generation of brewer, chef and entrepreneur as a tenant for its second act.

Located in the historic Montana Ave District, 2305 Montana Ave benefits from its built in customer base which includes the Billings Depot, Cushing Terrell Architects, Old Town Flats Luxury Apartments, The Pub Station Music Venue and numerous other downtown businesses.

While Uberbrew invested over \$1 million into the business and tenant improvements at 2305 Montana Ave, this is your chance to create your own brew pub legacy for a fraction of the price.



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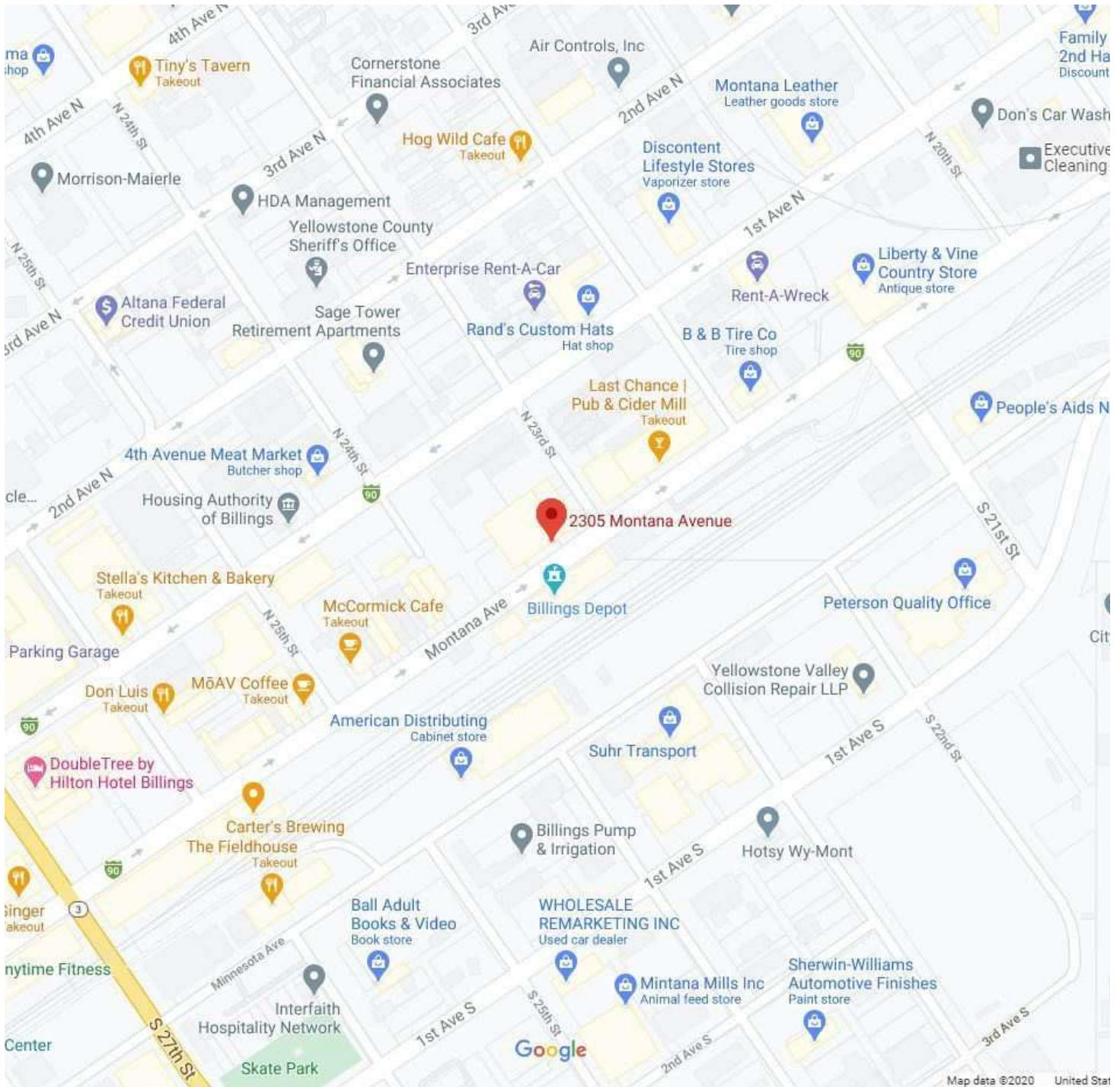
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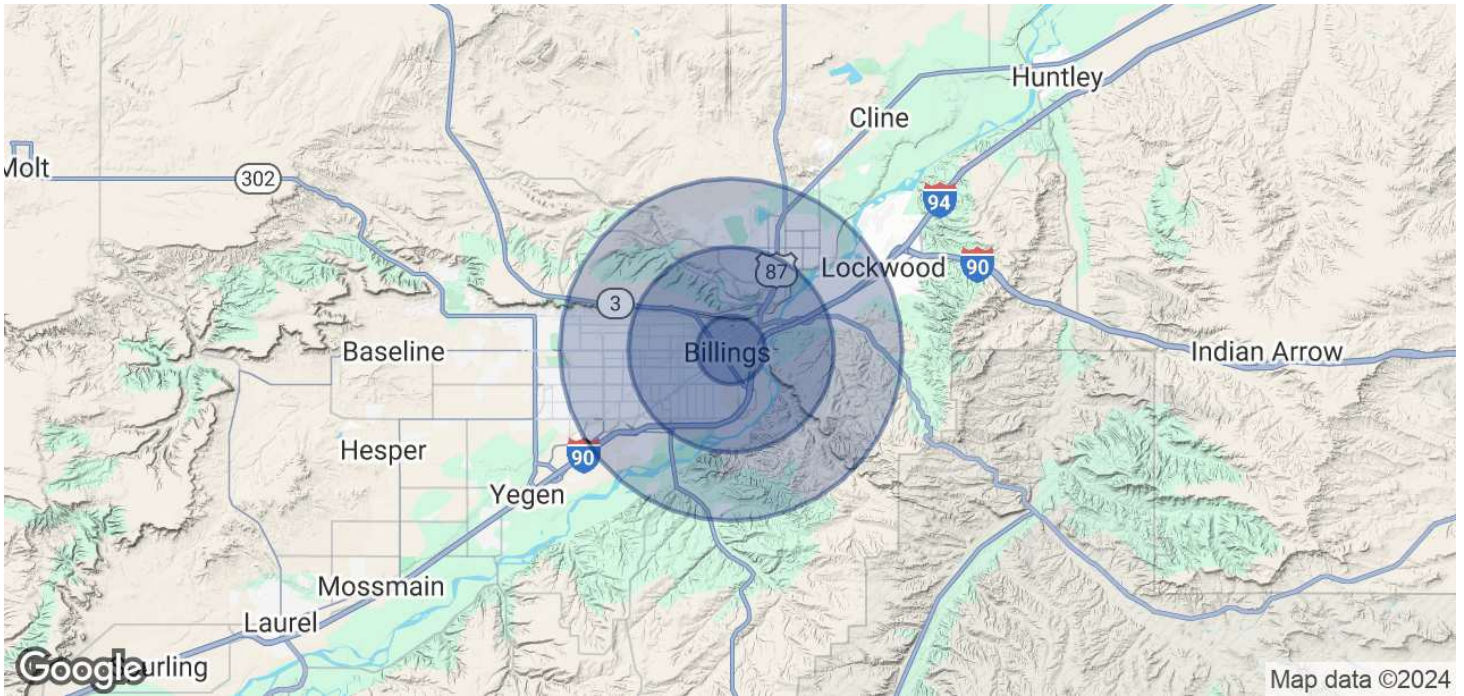
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## POPULATION

	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

2020 American Community Survey (ACS)

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