

# LEASE

## 101 S 1ST AVE

101 S 1st Ave Laurel, MT 59044



**LEASE RATE** \$45.75 SF/yr  
**BUILDING SIZE** 1,869 SF

 [CLICK TO VIEW VIDEO](#)

**Mike Bruschwein**  
(406) 697-6176  
[mike@cbcmontana.com](mailto:mike@cbcmontana.com)

©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



## 360° VIRTUAL TOUR

### PROPERTY HIGHLIGHTS

- Size: 1,869 sqft For Lease
- Lease Rate: \$8,566.26/month + Utilities (\$45.75/sqft/yr Base Rent + \$9.25/sqft/yr)
- Type: Restaurant Space
- Bathrooms: 2 ADA bathrooms
- Parking: 25 parking spaces
- Base Rent: \$45.75/sqft/yr
- NNN: \$9.25/sqft/yr
- TIA: \$10/sf Tenant Improvement Allowance

### OFFERING SUMMARY

Lease Rate:	\$45.75 SF/yr (NNN)
Available SF:	1,869 SF

### FEATURES & HIGHLIGHTS

- ✓ Newly remodeled stand-alone Restaurant with drive through lane
- ✓ Excellent visibility in the middle of Laurel's retail sector and signage opportunities for maximum exposure
- ✓ Corner lot directly across from Albertsons Grocery (580,000 annual visits per Placer.ai)
- ✓ 0.4 mile from Interstate 90 exit and visible from freeway
- ✓ FF&E available with property, including two walk-in coolers

This space is perfect for quick-service restaurants, coffee concepts, or retail with drive-thru needs!

### LOCATION DESCRIPTION

Newly Remodeled Drive-Thru Building – 1,869 SF

Exceptional opportunity to own or lease a single-tenant drive-thru building featuring 1,869 SF of fully remodeled space. This turnkey property offers modern finishes, updated systems, and a highly functional layout ideal for quick-service restaurants, coffee concepts, or retail with drive-thru needs. The site boasts excellent visibility, convenient access, and ample parking to support high customer volume. Perfect for operators looking for a fresh, efficient setup in a prime location.

**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com



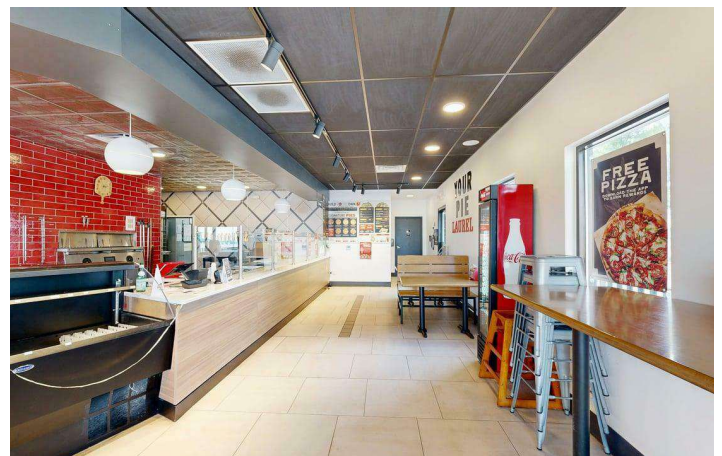
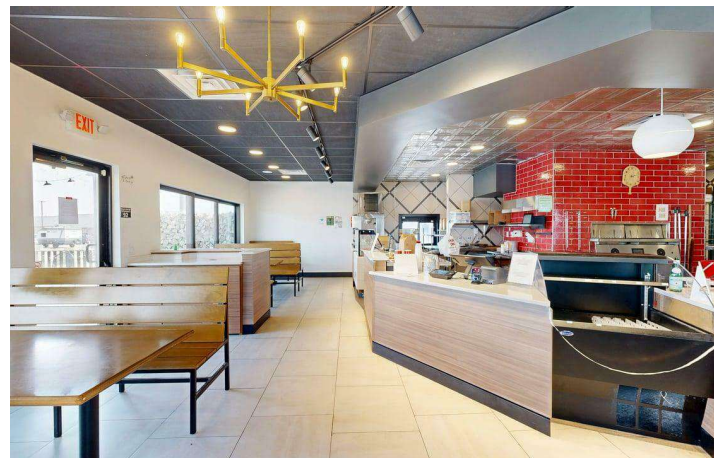
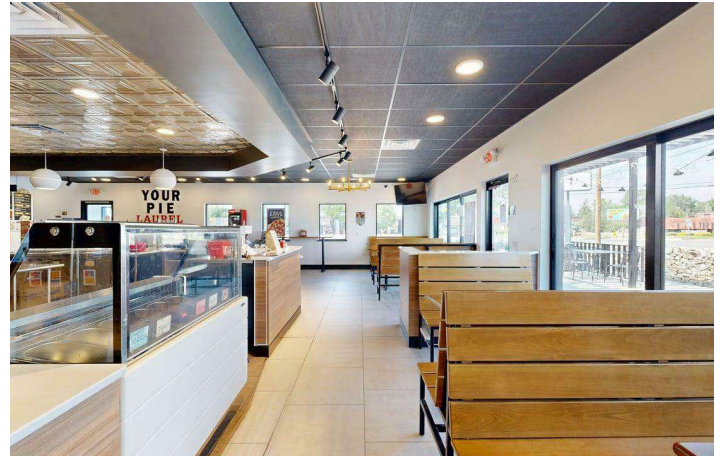
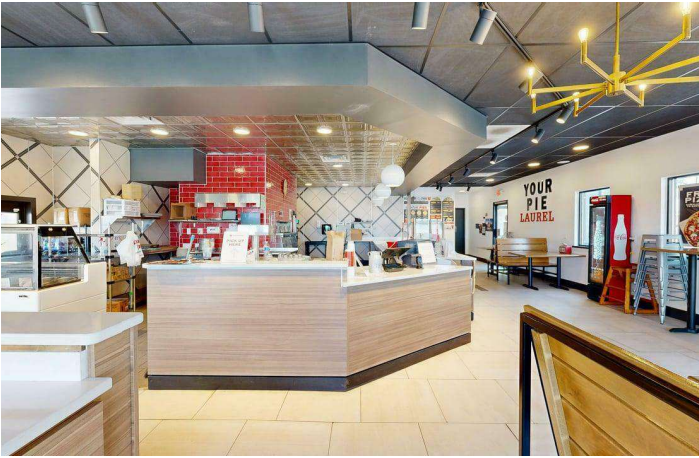
**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

101 S 1ST AVE

aurel, MT 59044



**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com

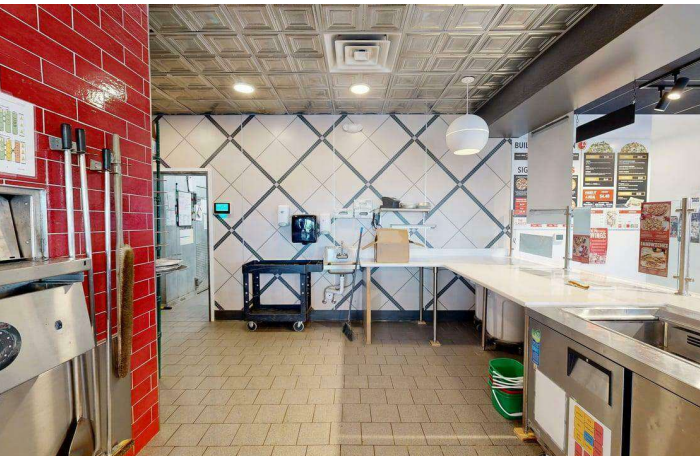


**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

**101 S 1ST AVE**  
101 S 1st Ave Laurel, MT 59044



**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com



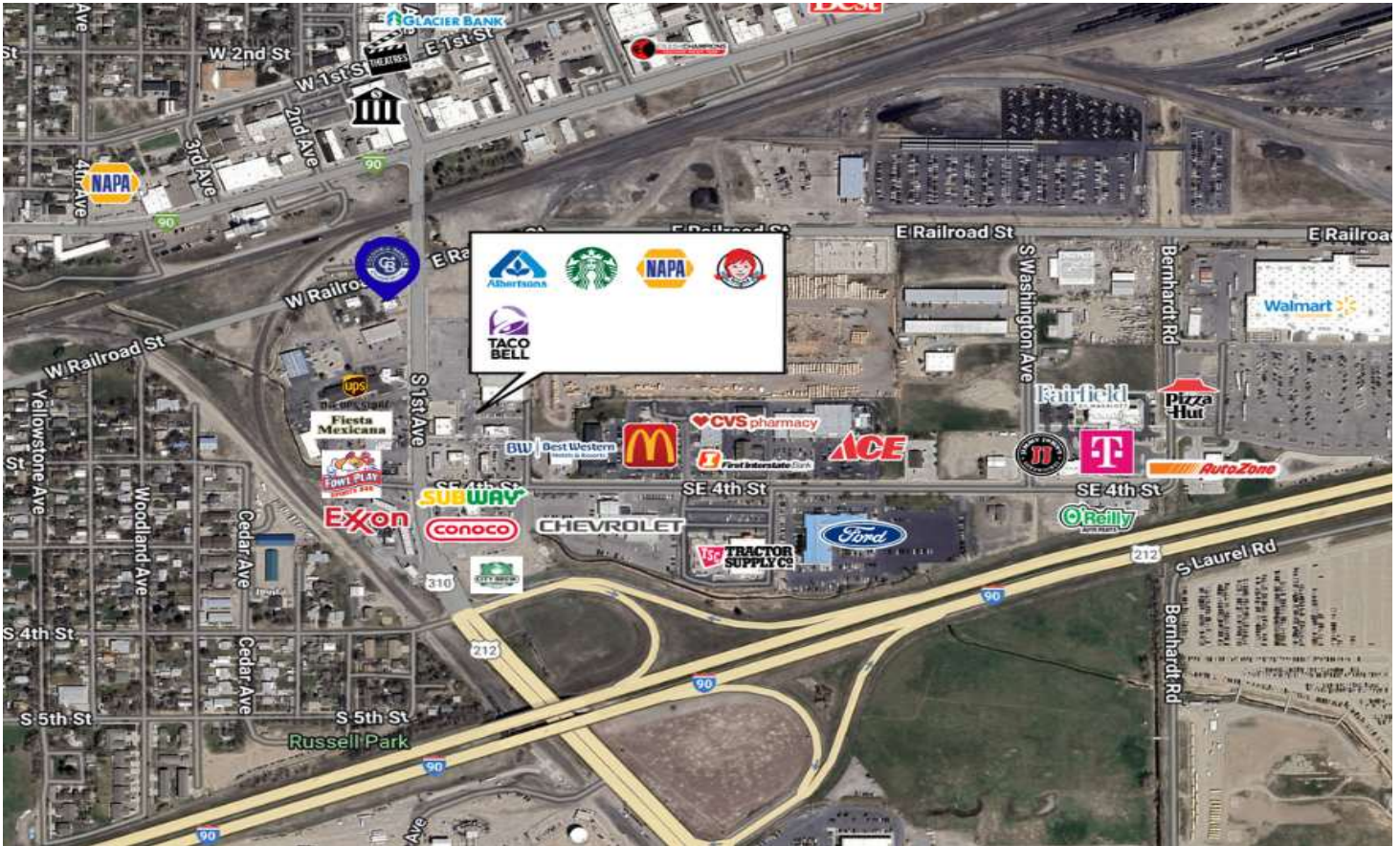
**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

## AERIAL MAP

Laurel, MT 59044



**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com

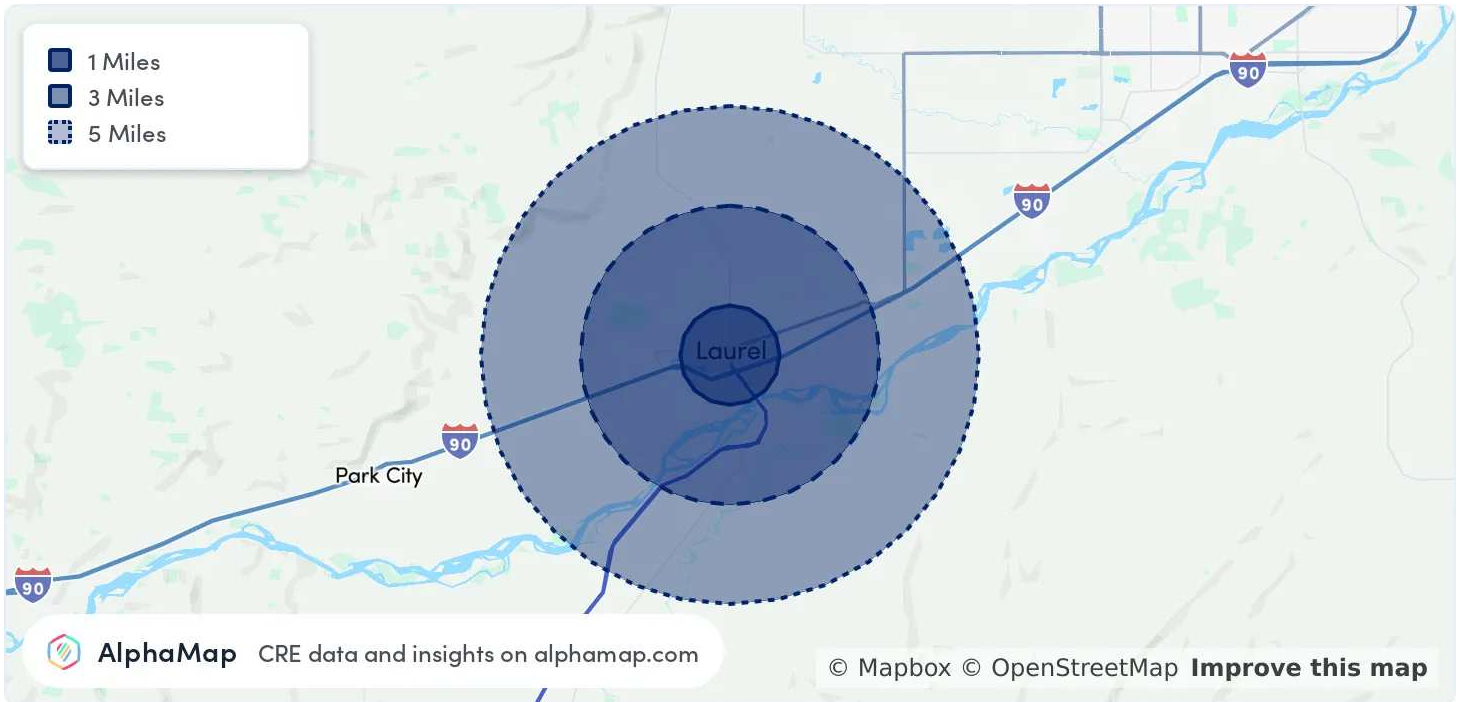


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

101 S 1ST AVE

Laurel, MT 59044



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,215	10,848	12,538
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,203	4,311	4,934
Persons per HH	2.4	2.5	2.5
Average HH Income	\$96,566	\$111,266	\$112,777
Average House Value	\$352,877	\$406,713	\$430,093
Per Capita Income	\$40,235	\$44,506	\$45,110

Map and demographics data derived from AlphaMap

**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



**MIKE BRUSCHWEIN**

Comm Sales Associate

mike@cbcmontana.com

Direct: (406) 697-6176 | Cell: (406) 697-6176

## PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

**CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

**Mike Bruschwein**

(406) 697-6176

mike@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS