

FOR SALE

928 Broadwater Ave Billings, MT 59101



Investment Property | 34,806 SF

- Mixed Use Investment Opportunity
- Long Tenured Office & Retail Tenants
- Masonry Construction
- Recent Upgrades/Repairs Including: New Dryvit in front 2015, Newer AC Units, Recent Boiler Work Performed, Asphalt Patched & Resealed 2019
- New Roof Recently Installed May 2020
- Full Offering Memorandum with financials available upon request

PROPERTY DETAILS

SALE PRICE	\$2,095,000
CAP RATE	9.25 %
BUILDING SIZE	34,806 SF
YEAR BUILT	1954
ZONING	Community Commercial
TRAFFIC COUNT PER DAY	15,726

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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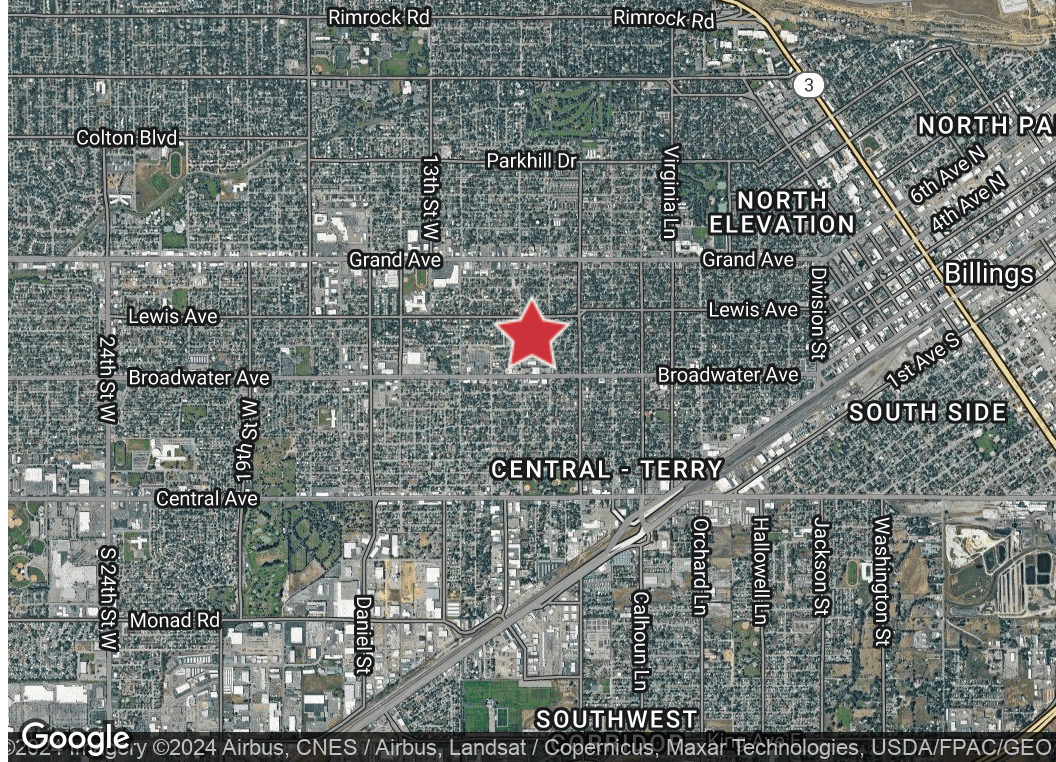
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Offering Summary

Sale Price:	\$2,095,000
Cap Rate:	9.25%
NOI:	\$193,780
Lot Size:	0.8 Acres
Year Built:	1954
Building Size:	34,806
Zoning:	Community Commercial
Traffic Count:	15,726
Price / SF:	\$60.19

Property Overview

Mixed use investment opportunity listed at a 9.25% CAP rate. Offering is a midtown Billings retail/office building centrally located with traffic count of over 15,000 cars per day. Over 25 current suites ranging from 250 to 12,000 SF offering Class B retail and office demised spaces for lease. The property boasts a strong and consistent rental history with many tenants having been onsite for 10+ years. Landlord has also completed numerous capital improvements, further detailed in the Offering Memorandum.

Location Overview

Located in mid-town Billings with convenient access to both downtown and Billings' west end. The subject property is located on a main arterial with good visibility and excellent ingress and egress.

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NAI Business Properties

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Retail Map



Google

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