

FOR SALE



5.244 SF



2212 Broadwater Ave

2212 Broadwater Avenue Billings, Montana 59102

Property Highlights

- Masonry
- Multi-tenant
- \$787,500
- Ample parking
- Alley access
- · Separately submetered

Property Description

Multi-tenant office building with strong rental history. Desirable location with great street presence. This masonry building has been well maintained since being built and is set up as a great investment



Haley Vannatta, CCIM Broker | 406.294.6317 hvannatta@naibusinessproperties.com | MT #62446 mrobertson@naibusinessproperties.com

Matt Robertson, SIOR Broker/Principal | 406.294.6308

OFFERING SUMMARY

SPACES	LEASE RATE	SPACE SIZE
Traffic Count:		13401
Cap Rate:		7.39%
NOI:		\$55,400.00
Building Size:		5,244 SF
Lot Size:		15,952 SF
Number of Units:		4
Sale Price:		\$750,000

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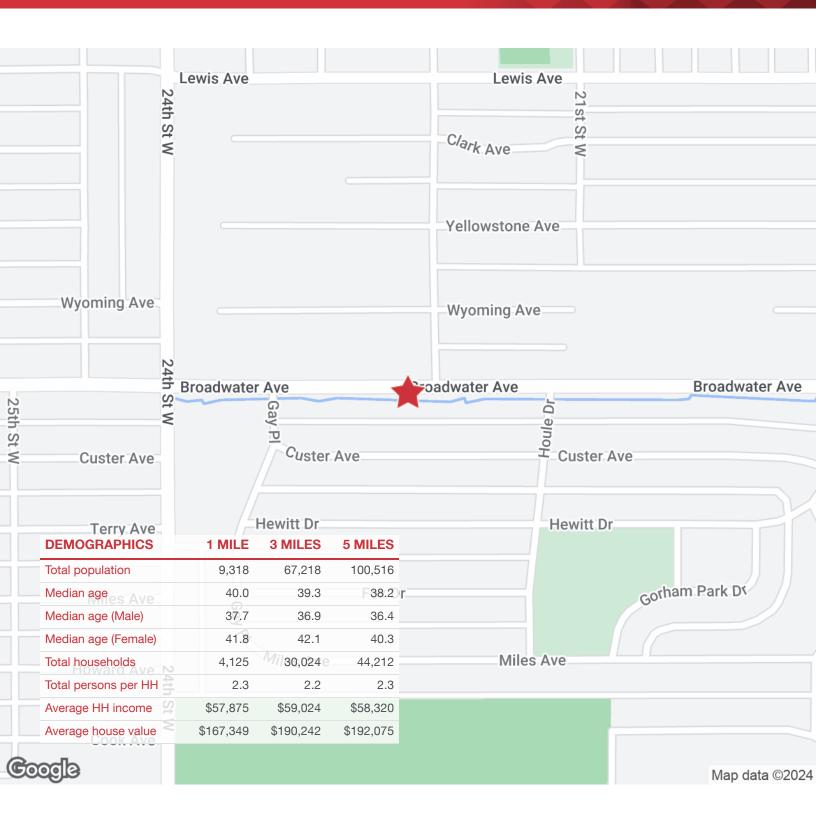
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