

LEASE

106 NORTH BROADWAY

106 North Broadway Billings, MT 59101



LEASE RATE

\$13.50 SF/yr NNN

AVAILABLE SF

2,817 SF

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

George Warmer, SIOR, CCIM

(406) 855-8946

george@cbcmontana.com

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DOWNTOWN LOCATION BENEFITS:

-1 Year Complimentary DBA PlaceMaker Membership for qualifying new or expanding downtown businesses.

-Signage Grant – 1:1 match up to \$3,000

-Complimentary Clean & Safe Services through Downtown Billings initiatives

-High Visibility & Foot Traffic from signature downtown events attracting thousands of visitors annually

PROPERTY HIGHLIGHTS

- 2,817 SF Available
- Commercial Kitchen Buildout
- Spacious Dining Area
- Service Counter / Bar
- Large Storefront Windows
- High Ceilings & Open Layout
- Additional Storage Space
- \$13.50/SF/YR NNN

LOCATION DESCRIPTION

Located in the heart of Downtown Billings, 106 N Broadway offers a unique opportunity for a restaurant, café, bar, or other food and beverage concept. Previously home to Stacked, a local restaurant, the 2,817 SF space features an existing restaurant buildout with a spacious dining area, long service counter/bar, commercial kitchen area, and additional storage and back-of-house space.

The property's open layout, high ceilings, exposed ductwork, and distinctive interior finishes provide a strong foundation for a new operator to create their own concept while taking advantage of an established restaurant configuration. Large storefront windows provide natural light and visibility along North Broadway.

Surrounded by downtown restaurants, breweries, entertainment, offices, and other local businesses, this centrally located space offers an excellent opportunity to establish a presence in the heart of Downtown Billings.

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	2,817 SF

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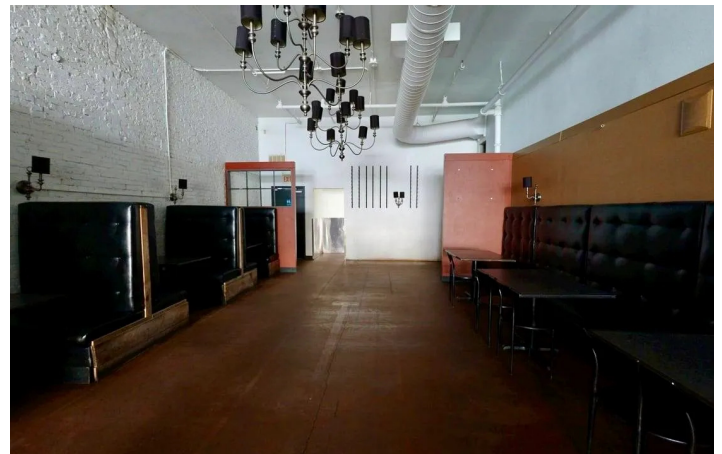
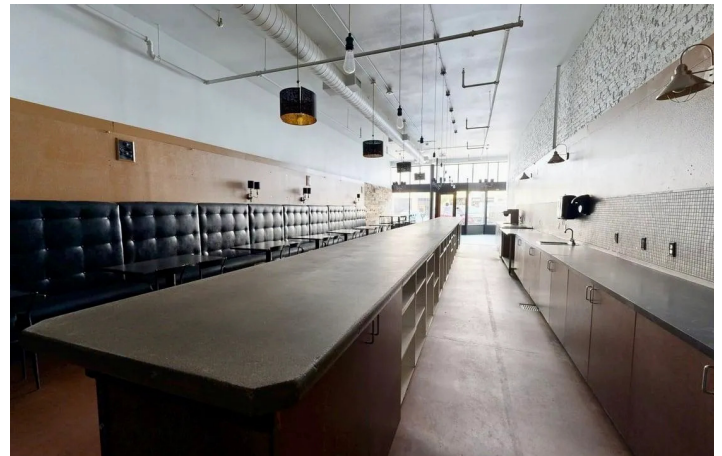
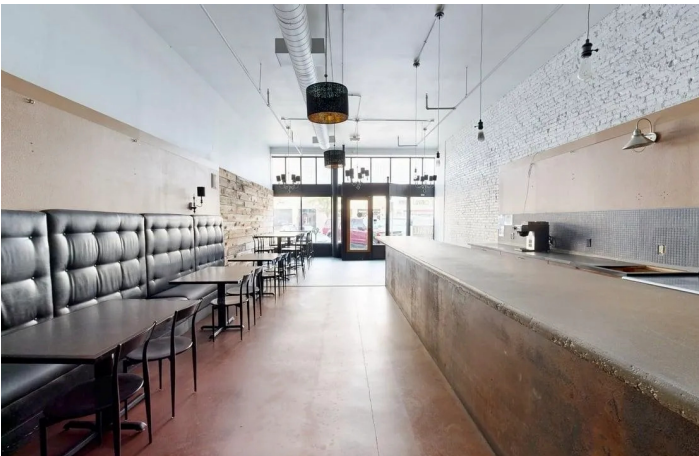
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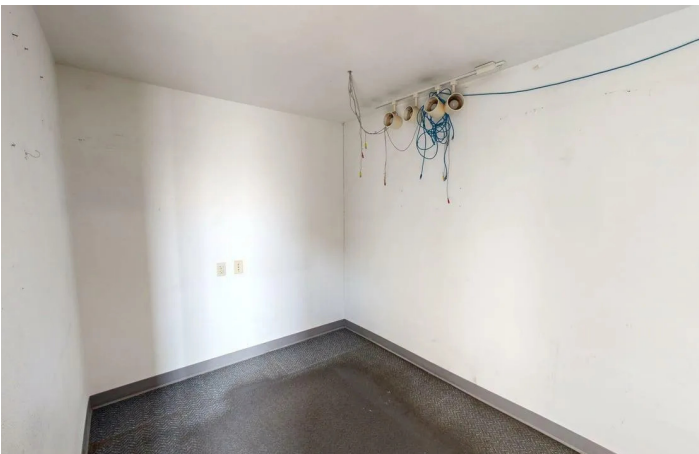
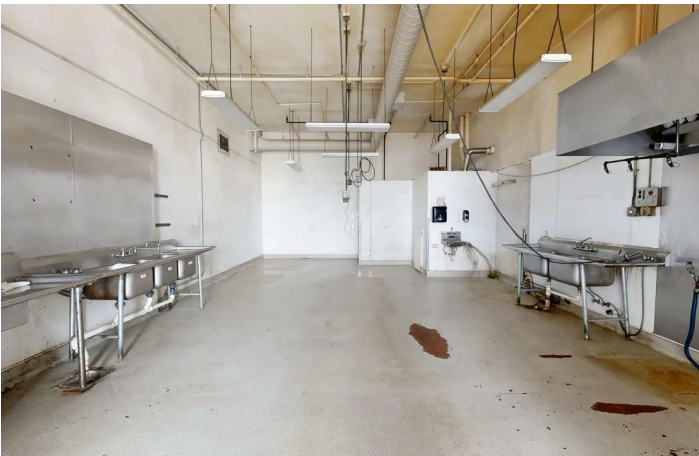
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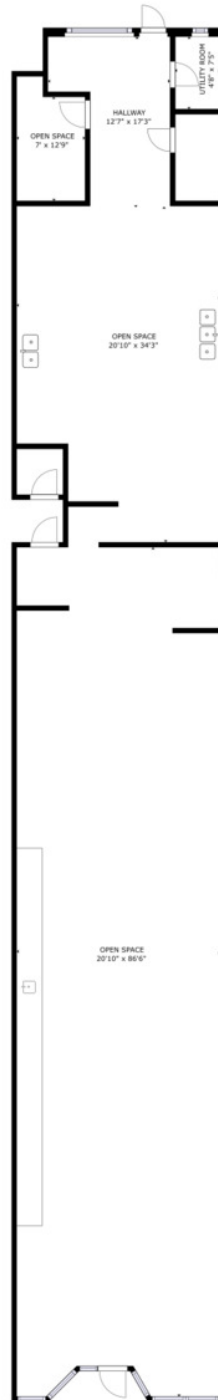
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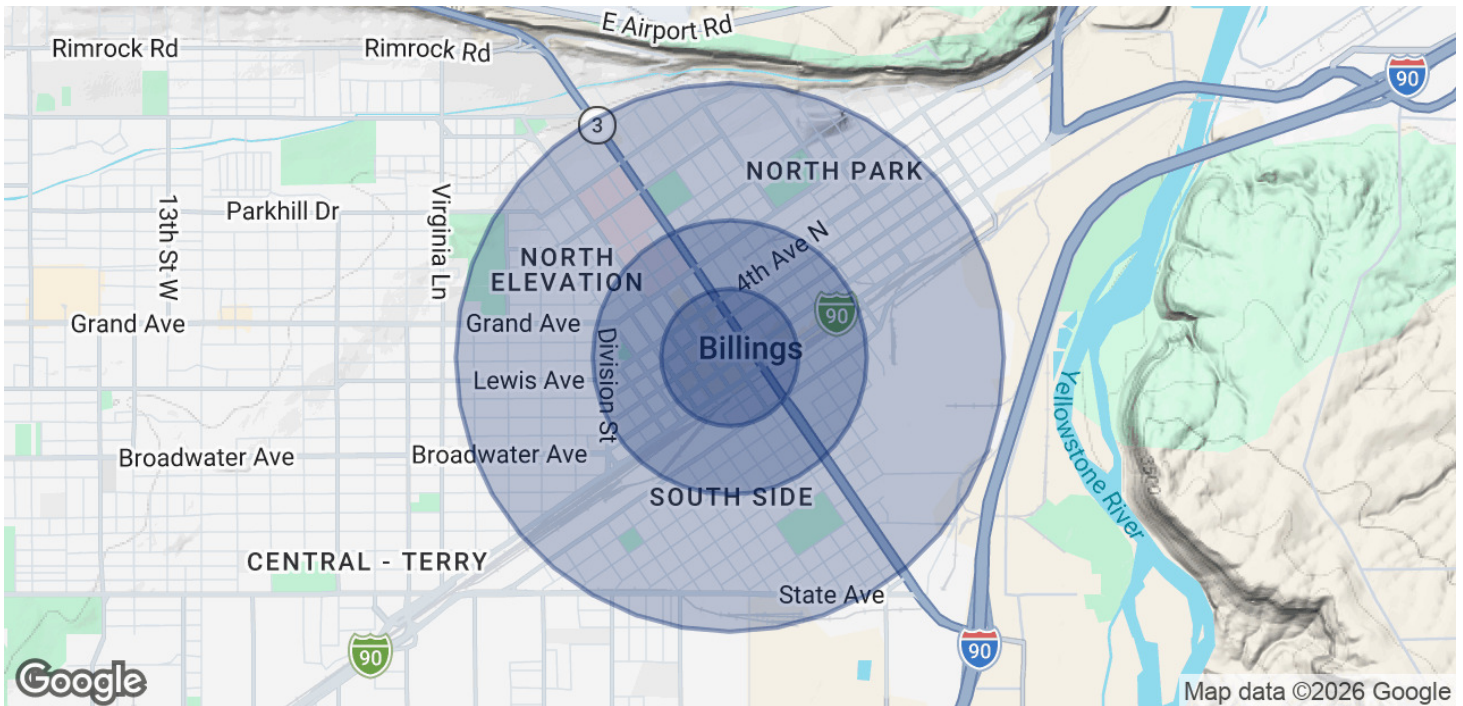


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	498	2,013	9,680
Average Age	42.8	42.8	36.5
Average Age (Male)	42.2	42	35.4
Average Age (Female)	46.6	44.8	37.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	268	1,067	4,693
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$36,469	\$46,092	\$56,802
Average House Value	\$123,577	\$184,925	\$215,081

2023 American Community Survey (ACS)

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MICHAEL SPEIDEL

Commercial Realtor

michael@cbcmontana.com

Direct: (406) 601-9695 | Cell: (406) 601-9695

MT #RRE-RBS-LIC-109468

PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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BROKER BIO

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Billings, MT 59101



George Warmer, SIOR, CCIM

Principal Broker

george@cbcmontana.com

Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR

Member: CCIM

Board Member: Metra Park

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient

Top 2% Producer, Platinum Circle of Distinction

2025 Transactions of Note

Sold!

LOVES TRUCKING, LAUREL MT
LAND
GAS STATION DEVELOPMENT

Sold!

5509 KING AVE E
INDUSTRIAL
14,500 SF SHOP SPACE

Sold!

5907 BLUFF LANE
INDUSTRIAL
9,443 SF SHOP SPACE

Sold!

2815 S 48TH ST
INDUSTRIAL
STORAGE UNITS

Sold!

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE

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