

Restaurant Space FOR LEASE



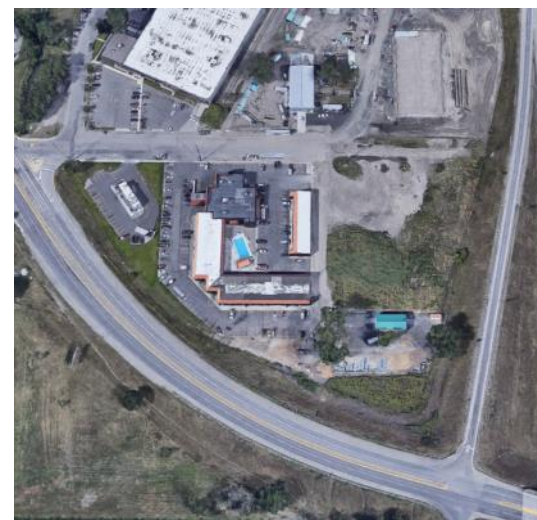
CBS



2612 Belknap Ave

PROPERTY HIGHLIGHTS

- FOR LEASE - \$5,250/mo (utilities included)
- 3,500 sqft restaurant space for rent - \$15/sqft gross
- Available 11/1/2018 for occupancy
- Rent includes all restaurant equipment
- 50+ seats available in dining area
- Large kitchen space, 2 cooking lines, 2 fridges and 1 freezer
- Right off I-90 Interstate, inside Vegas Hotel
- Ideal for breakfast, lunch, and dinner operator
- Beer/wine/liquor license available for use



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2612 BELKNAP AVE, BILLINGS, MT 59101

FOR LEASE

4,200 SF of restaurant space in the Vegas Hotel for lease. The Vegas Hotel sits at the intersection of I90 and S 27th St with pounding traffic counts of 26,850 cars per day and 13,440 cars per day respectively. Average occupancy of this 101 room hotel is between 50-80% depending on the season. This lease is full service including all utilities. Additionally, landlord can leave all kitchen equipment for the use of the tenant.



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Kitchen SF	2,664	Food Prep Tables	5	Comm BBQ	1
Dining Room SF	1,540	Plate Tables	3	Deep Fat Fryer	1
Dishwasher	1	Sink Tables	5	Toaster	2
Freezer Racks	15	Serving Racks	2	Microwave	1
Rolling Buffet Tables	2	Warming Tables	3	Steamer	1
Large Fridge Units	3	3 compartment sink	1	Flat Top Grills	2
Double Door Walk in Cooler	2	Portable Heat Range	1	Small Freezer	2
Walk in Freezer	1	Vulcan Cooking Ovens	2		



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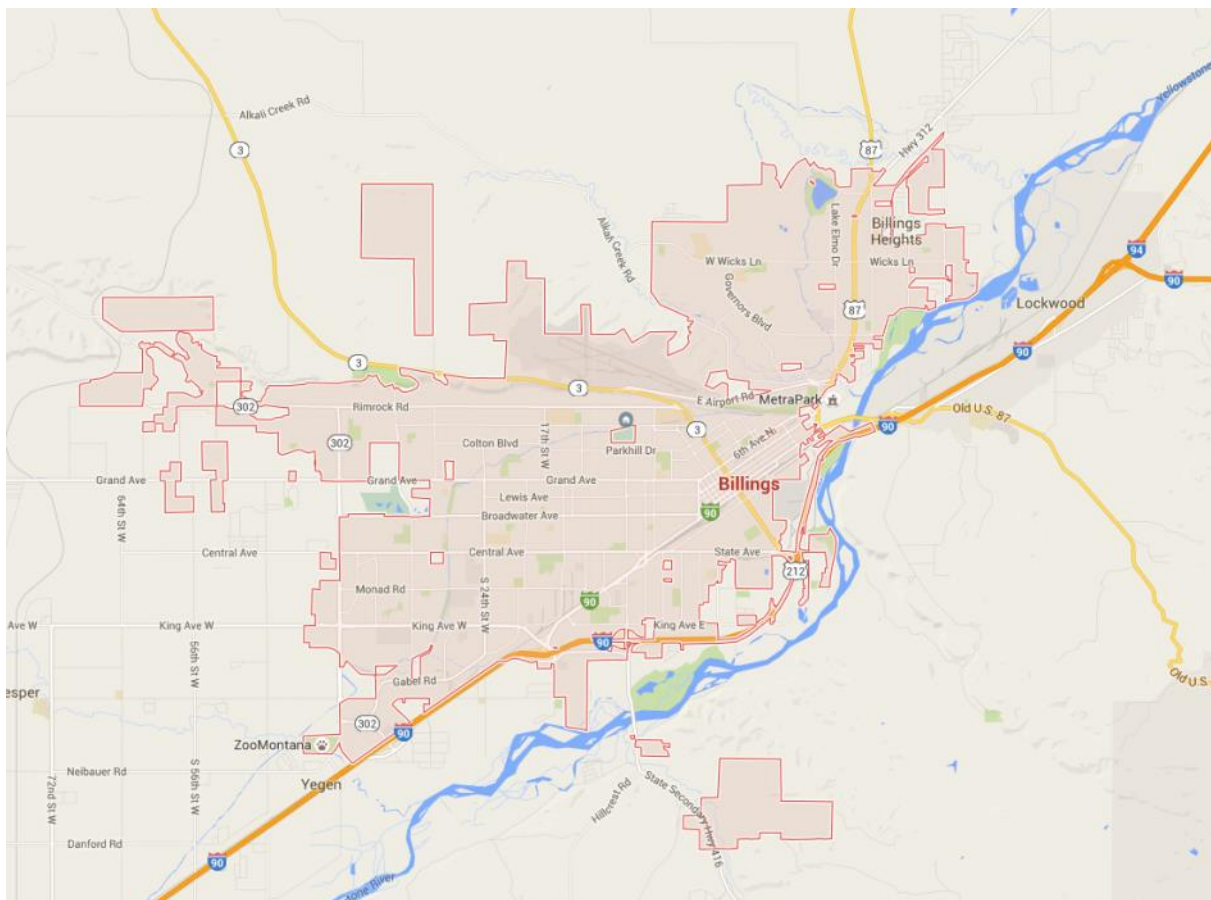
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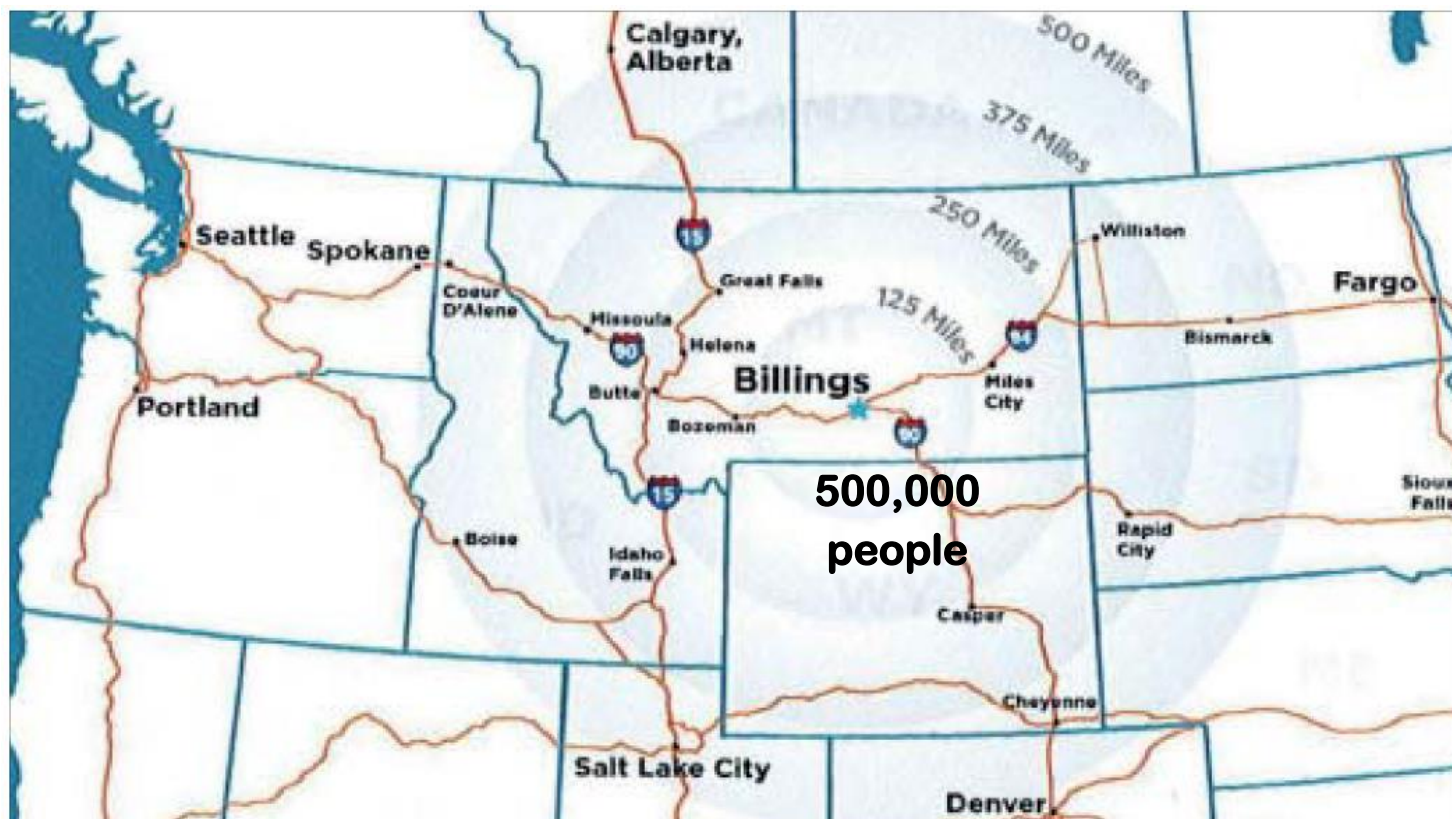


ABOUT BILLINGS

- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



BILLINGS TRADE AREA



BILLINGS INDUSTRY



ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



HEALTHCARE

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY



DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



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CONTACT INFORMATION

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