



Northern Montana Fully Leased Retail Investment

City Brew Coffee | T-Mobile

1816 3rd Street NW

Great Falls, Montana



SterlingCRE
ADVISORS

Offering Memorandum
1816 3rd Street NW
Great Falls, Montana

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Located on a thriving commercial corridor in Great Falls, Montana, 1816 3rd Street NW offers a fully-leased investment opportunity in Northern Montana.

The site is nearly one acre, with ±4,521 leasable square feet currently occupied by two national credit tenants. Average daily traffic volumes exceed 17,000 vehicles.

At 1816 3rd Street NW, find a recently constructed building with sleek finishes and an active drive-through. Zoned General Commercial C-2, the property has many allowable uses, including automotive repair and services, carwash, farm/feed sales, grocery stores, and salons.

Great Falls services many surrounding rural communities, with strong retail and healthcare sectors to provide goods to residents of communities without shops and medical services. 1816 3rd Street NW is also located directly west of the Black Eagle community and just south of an expansive residential area.

Substantial commercial and residential traffic flows through the 3rd Street area of Great Falls. Nearby, the Montana ExpoPark, Sam's Club, Walmart, and a North 40 Outfitters location attract a broad cross-section of users to the area.

The Montana ExpoPark is home to the Montana State Fair, which reported over 75,000 admissions in 2022. Throughout the year, the ExpoPark hosts a variety of other large events.



Offering Details



Offering Price **\$2,900,000**

Cap Rate 5.43% (includes 3% vacancy/credit loss)

Size ±4,521 square feet of leasable area

Year Built 2016

Zoning C-2; City of Great Falls

Acreage ±0.906 acres

GeoCode 02-3015-01-2-08-01-0000



Fully occupied by two national retailers with over five years remaining on leases



Building is located on a busy retail corridor with an AADT of over 17,000 vehicles per day



Modern building with a drive-through



Great Falls is a growing city that merges a high quality of life with a low cost of living

Property Details

ADDRESS: 1816 3rd St NW
Great Falls, Montana

PROPERTY TYPE: Retail

YEAR BUILT: 2016

TOTAL ACREAGE: ±0.906 acres

BUILDOUT: ±2,600 square foot suite
±1,921 square foot suite
±4,521 square feet total

ZONING: Great Falls C-2

GEOCODE: 02-3015-01-2-08-01-0000

PROPERTY TAXES: \$32,816.44 (2023)

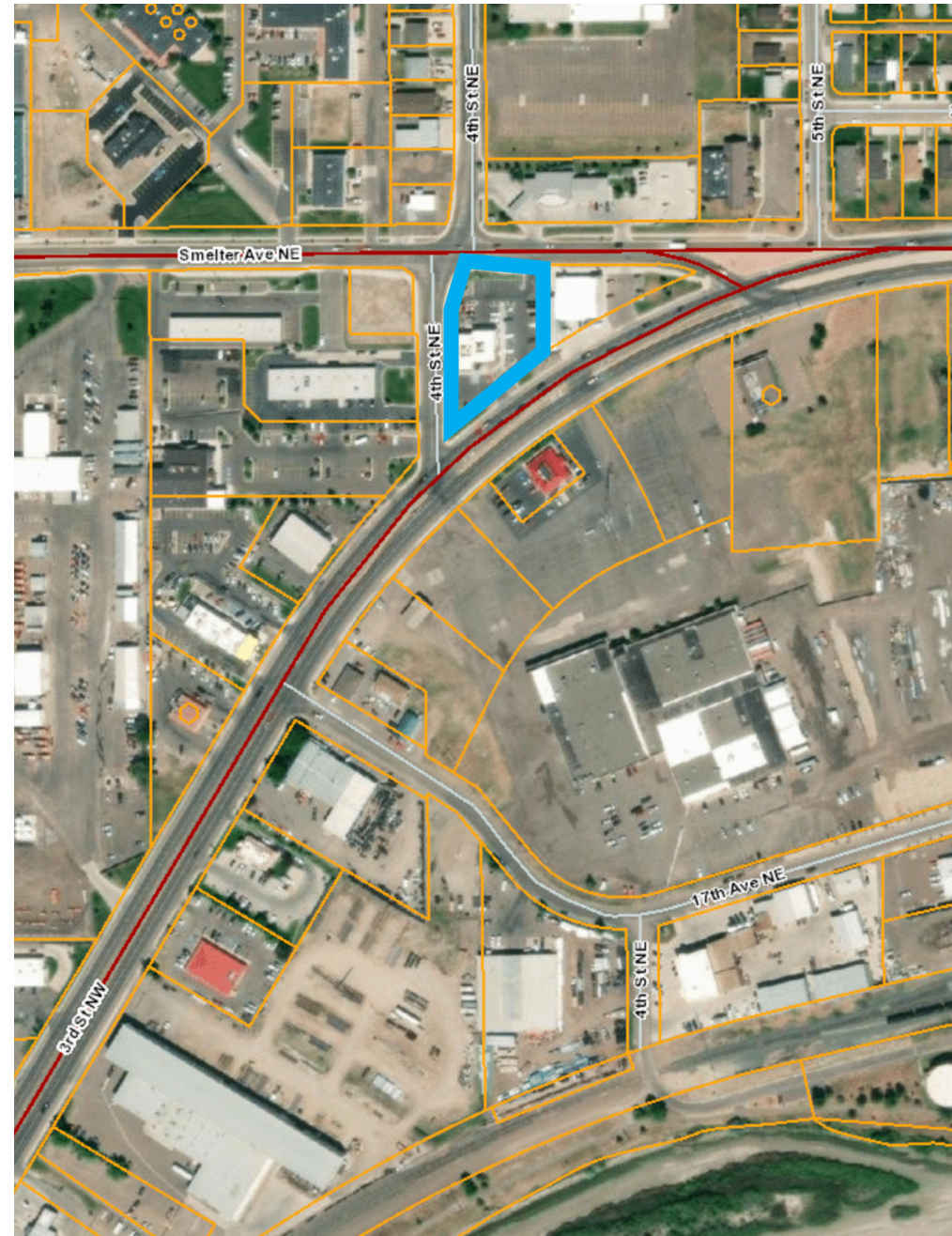
CONSTRUCTION: Concrete foundation
Wood frame
Single-story

PARKING: Surface lot

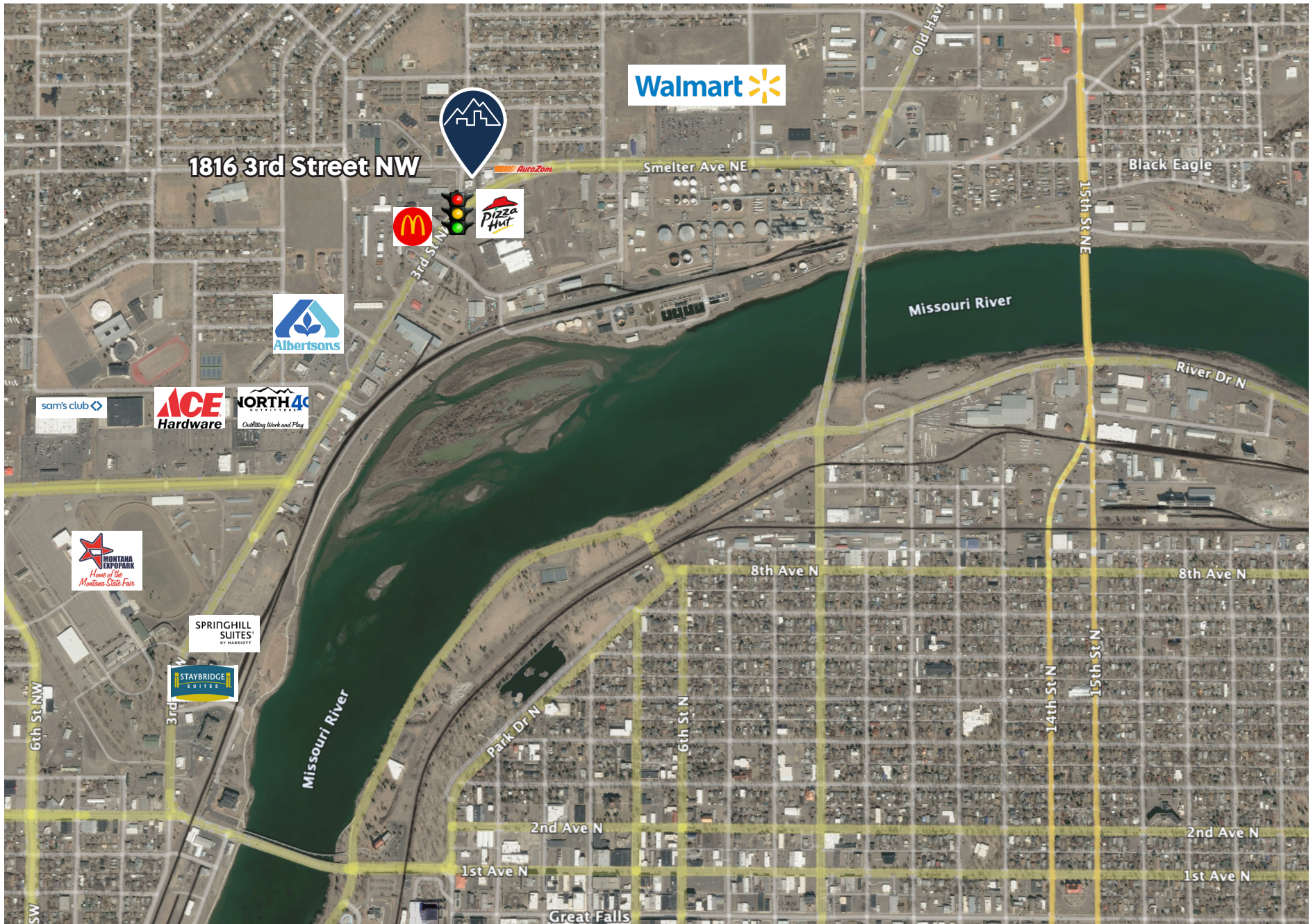
BUILDING TYPE: Multi-tenant

OCCUPANCY: 100%

BUILDING CLASS: A



Location Aerial





Tenant Trade Name	City Brew Coffee
Rent Commencement	March 2, 2017
Rent Expiration	March 1, 2027
Lease Term	10 Years
Term Remaining On Lease	3 Years
Base Rent	\$102,000
Rental Adjustments	None
Options	Two (2) - Five Year Option Periods 8% and 7% Increases Each Option Respectively 3/2/2027: \$110,000 3/2/2032: \$118,000
Lease Type	NNN Lease
Roof And Structure	Landlord Responsible

T Mobile

Tenant Trade Name	T-Mobile
Rent Commencement	December 30, 2022
Rent Expiration	December 29, 2027
Lease Term	5 Years
Term Remaining On Lease	4 Years
Base Rent	\$58,916
Rental Adjustments	Annually, 3%
Options	Three (3) - Five Year Option Periods 3% Annual Increases Throughout Option Periods
Lease Type	NNN Lease
Roof And Structure	Landlord Responsible



City Brew

City Brew is a popular coffee shop with 32 locations across states including Montana, North Dakota, South Dakota and Wyoming. City Brew acquired Colter Coffee in 2015 and opened new roasting facilities to support a growing network of brick-and-mortar shops and kiosks.



T-Mobile

T-Mobile is the second-largest wireless network operator in the United States. After a recent merger with Sprint, T-Mobile reports annual revenues in excess of \$40 billion dollars. The company has over 8,000 locations nationwide and more than 110 million customers.

Suite	Tenant	Square Feet	Monthly Rent	Annual Rent	Rent PSF	Monthly CAMs	Lease Start	Lease End	Comments
1	City Brew	±1,921	\$8,500	\$102,000	\$53.10	TBD	7/1/2016	6/30/2026	Option to extend for two additional five year terms. Rent increases at year seven, year eleven (if extended) and year sixteen (if extended).
2	T-Mobile	±2,600	\$4,909.67	\$58,916	\$22.66	TBD	1/1/2023	12/31/2027	Option to extend for three additional five year terms. Three percent rent increases annually.
TOTALS		±4,521	\$13,409.67	\$160,916	\$35.59	TBD			

Occupancy 100.00%

Property Photos



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