



# 2334 Lewis Avenue

2334 Lewis Avenue | Billings, Montana 59102

## Property Highlights

- 12,414 SF office building
- Built in 1983, renovated in 1998
- Zoned Neighborhood Office
- Strategic location in Billings area

## Property Description

Formerly a nonprofit operations center, 2334 Lewis Avenue is set up to facilitate multiple uses. Ample offices, large conference spaces, open basement storage space, accessible location and convenient parking position this property for multiple uses.

## OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	0.731 Acres
Building Size:	12,414 SF

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	377	1,650	5,782
Total Population	875	3,926	13,472
Average HH Income	\$83,186	\$94,425	\$93,764



### Haley Vannatta, CCIM

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### Caden Vannatta

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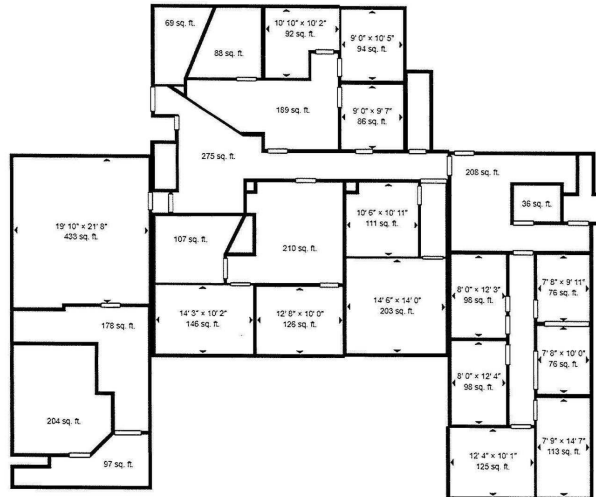
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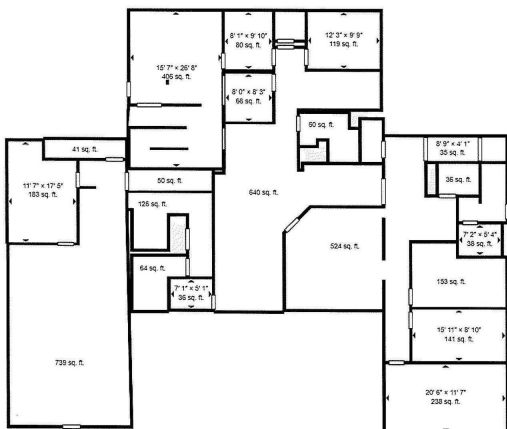


2334 Lewis Ave

Gross Floor Area - Full Property 12,292 sq. ft. | Floor 1 4,424 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**

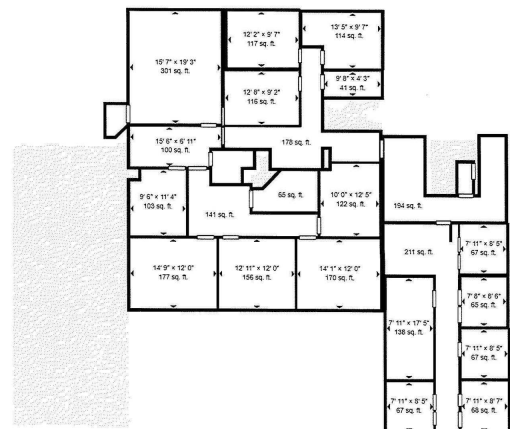
 Matterport Property Report:

2334 Lewis Ave

Gross Floor Area - Full Property 12,292 sq. ft. | Floor 2 4,501 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**

 Matterport Property Report

2334 Lewis Ave

Gross Floor Area - Full Property 12,292 sq. ft. | Floor 3 3,367 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**





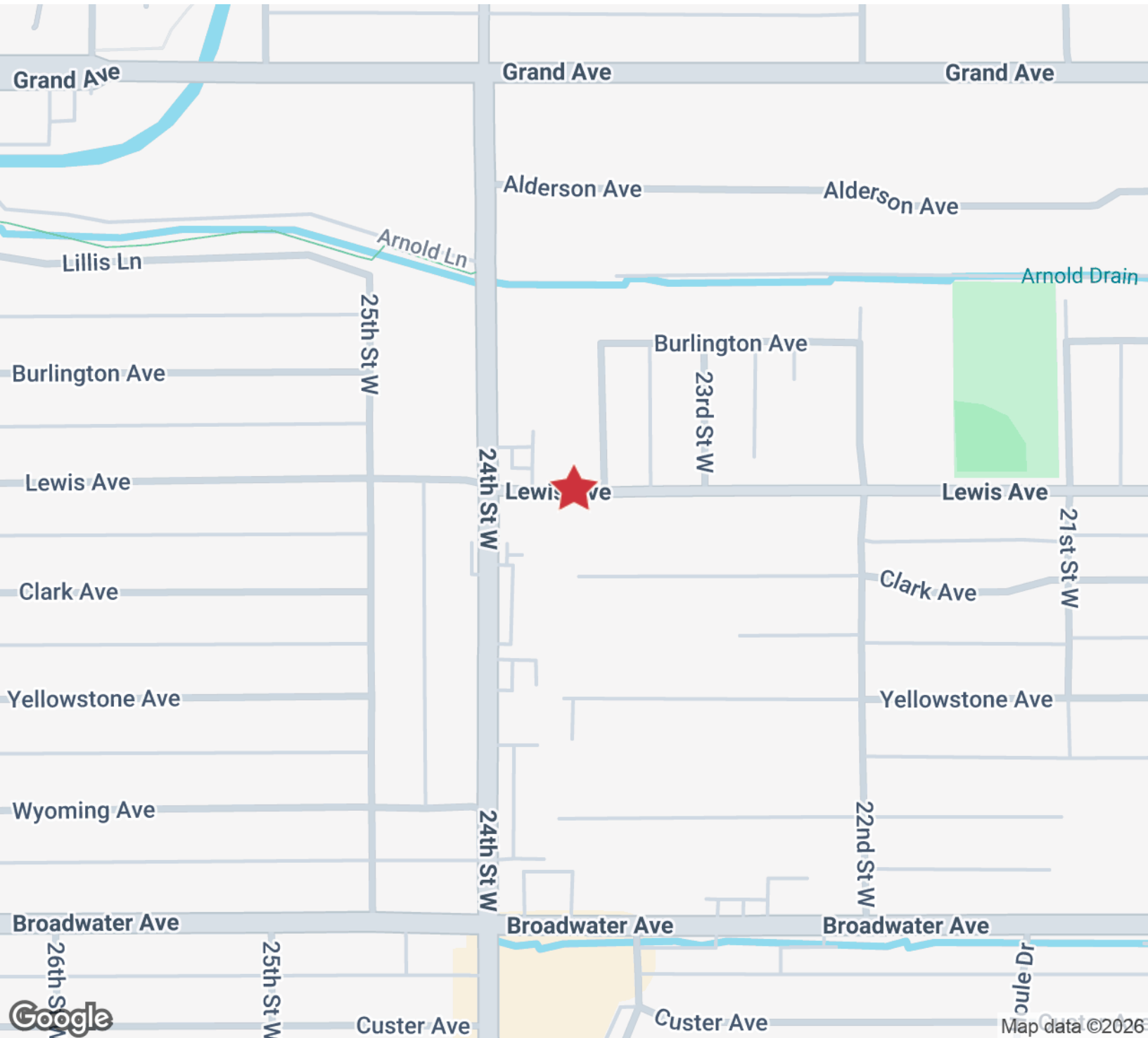
**FOR SALE**



**OFFICE**



**12,414**



<https://www.naibusinessproperties.com>

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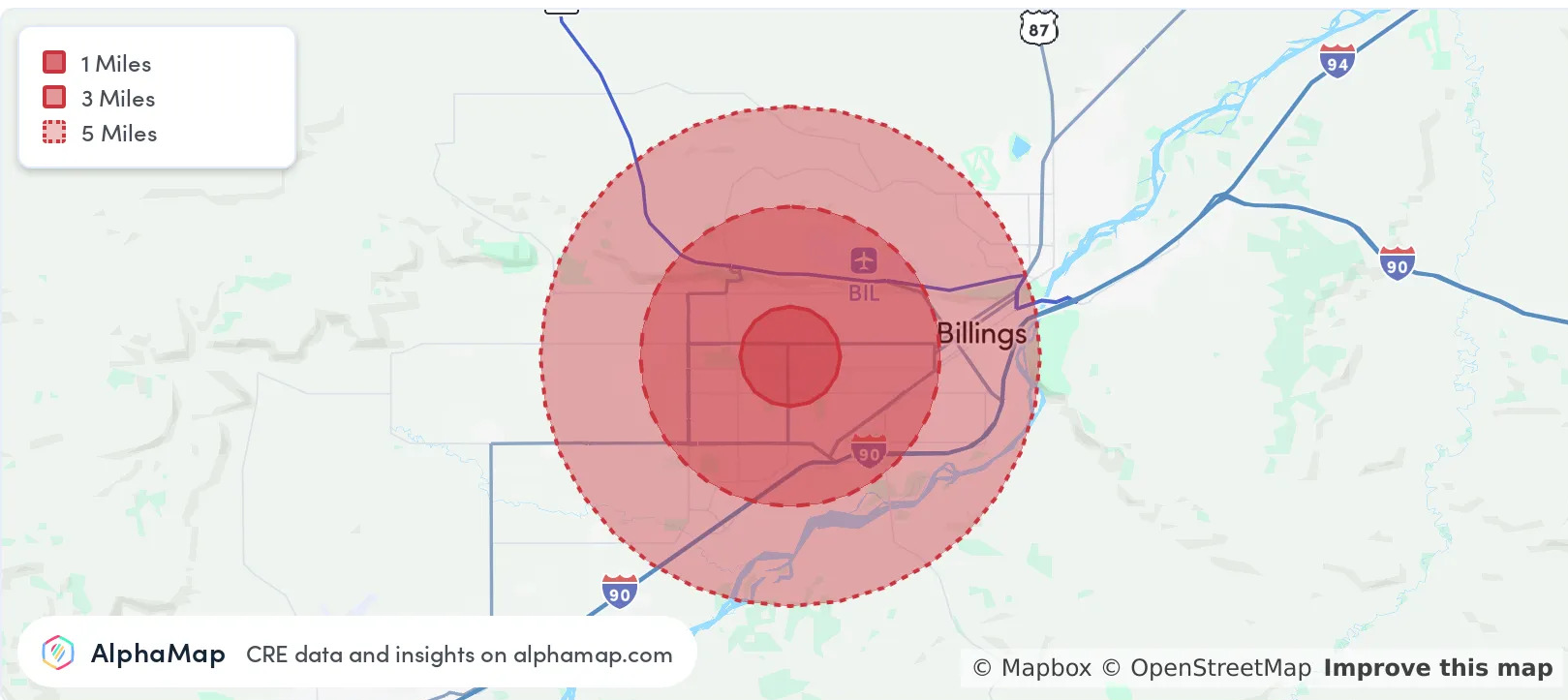
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,472	71,277	104,672
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,782	31,198	44,666
Persons per HH	2.3	2.3	2.3
Average HH Income	\$93,764	\$95,949	\$96,325
Average House Value	\$375,172	\$396,483	\$410,001
Per Capita Income	\$40,766	\$41,716	\$41,880

Map and demographics data derived from AlphaMap

