



# 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 |



FOR SALE



OFFICE



12,414



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

**Caden Vannatta**  
Commercial Sales Agent | 406.256.5000  
cvannatta@naibusinessproperties.com | MT #RRE-RBS-LIC-135457



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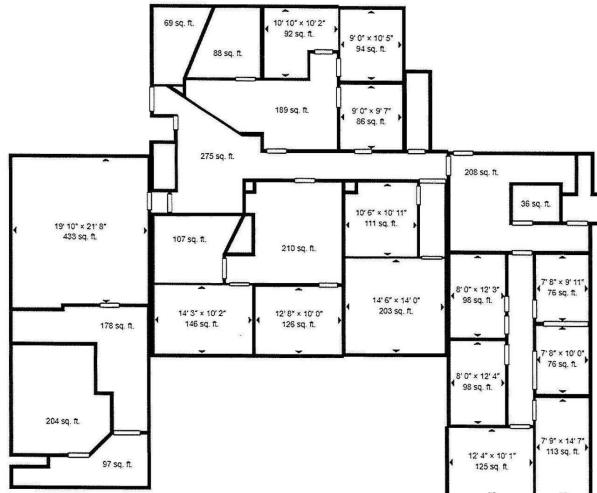
FOR SALE



OFFICE



12,414



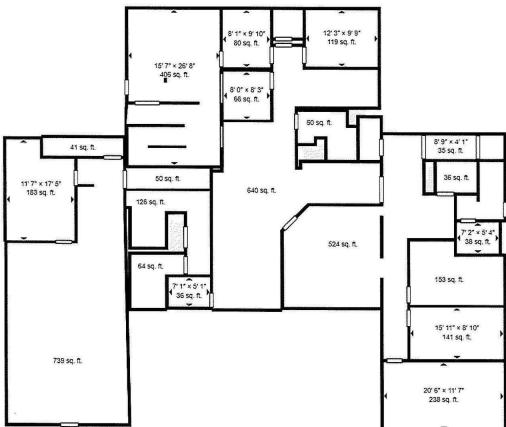
Matterport Property Report

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

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**Matterport**

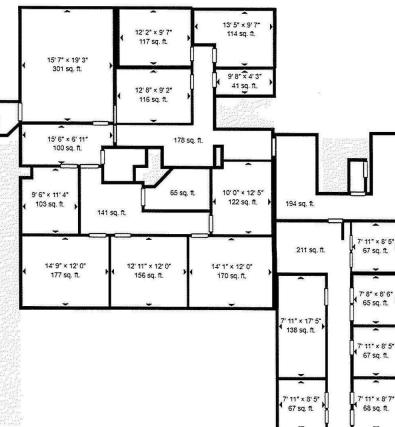


Matterport Property Report:

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



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**Matterport**



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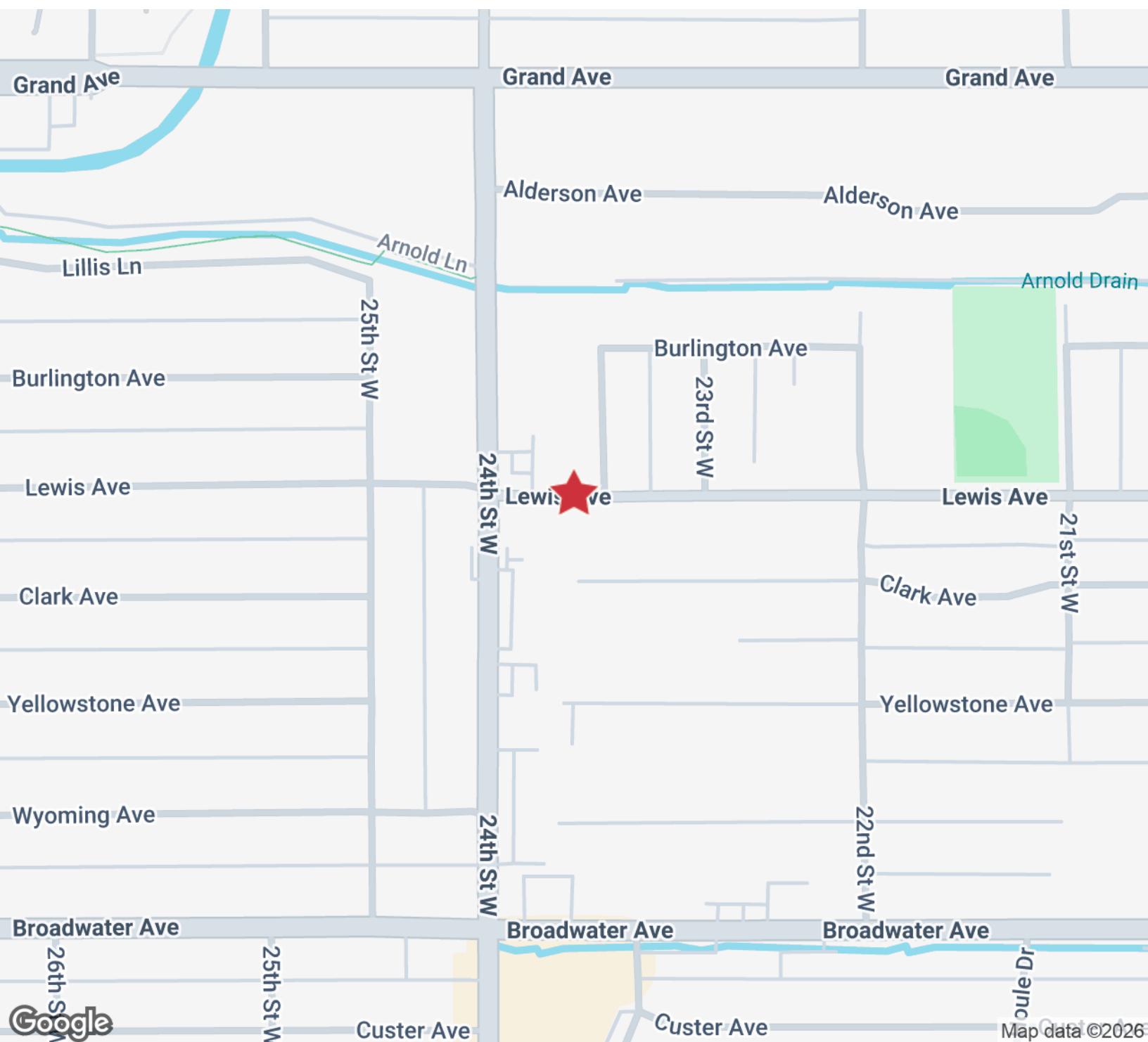
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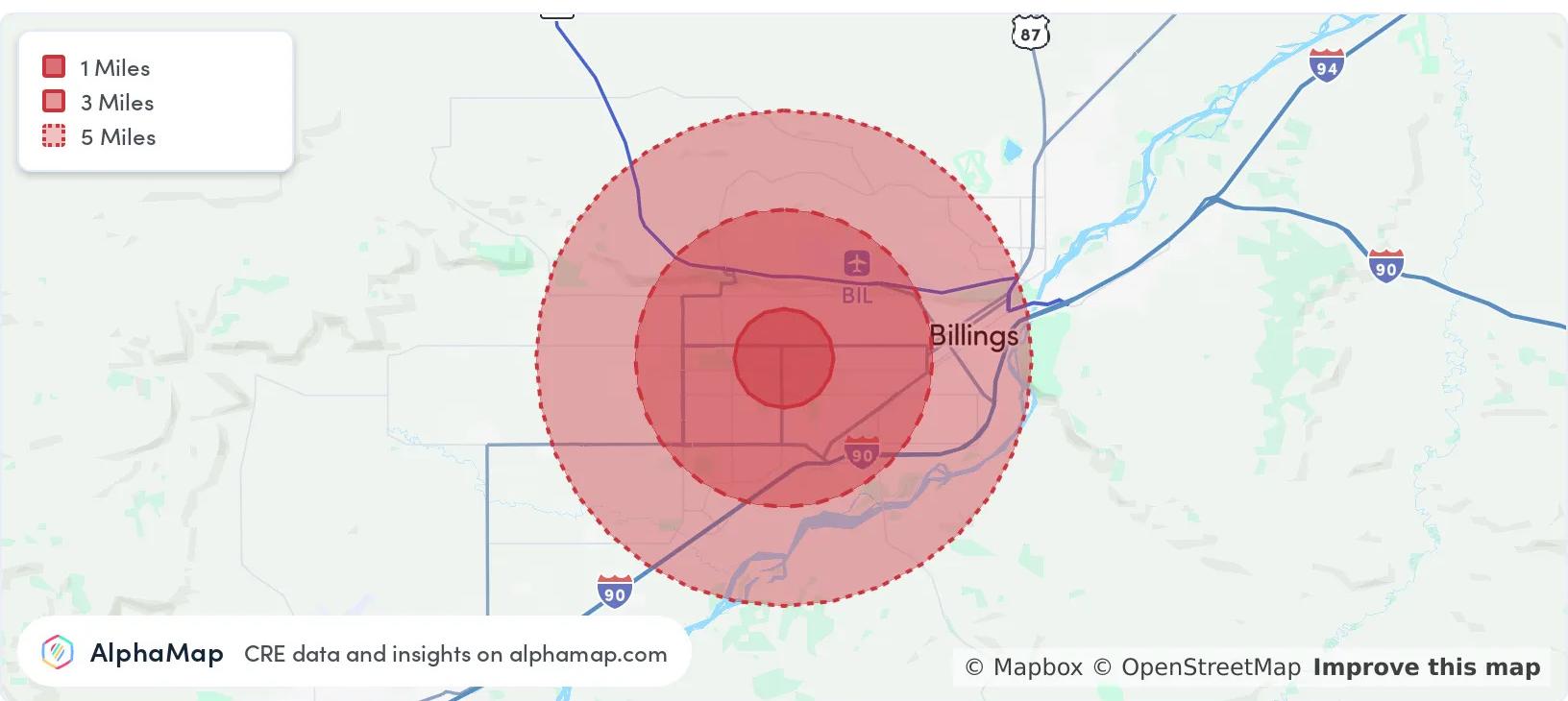
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**POPULATION**

|                      | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| 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**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| 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*
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