

SALE

2929 3RD AVENUE NORTH

2929 3rd Avenue North Billings, MT 59101



SALE PRICE

\$5,464,910

Nathan Matelich, CCIM
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David Mitchell, SIOR/CCIM
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Sale Price **\$5,464,910**

OFFERING SUMMARY

Building Size:	63,062 SF
Lot Size:	42,000 SF
Price / SF:	\$86.66
Year Built:	1978
Renovated:	2005
Zoning:	CBD-Central Business District

PROPERTY OVERVIEW

- *Former Rocky Mountain Bank Building for Sale
- *63,062 SF, 5 Story Office Building
- *42,000 SF Lot – ½ Block Downtown Billings
- *3 Lane Drive Through Lane Ideal for Bank, Pharmacy or Restaurant
- *Floors 1 (Drive Through) & Floor 2 Currently Vacant and Ideal for Owner Occupied Tenant
- *Floors 3-5 Rented – Government Tenants, Law Office, Property Manager & General Office User
- *Excellent Signage Opportunity Exterior of 5 Story Office Building
- *Financials and Rent Roll Available with Signed NDA

OTHER RESOURCES

[5th Floor Visual Tour](#)

[Ground Level Visual Tour](#)

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BUILDING DESCRIPTION

2929 3rd Ave N is one of Downtown Billings cornerstone 5 story office towers that was previously occupied by Rocky Mountain Bank and perfectly set up for an owner/user that would benefit from the hard to come by downtown drive through.

Boasting close to one acre of land which includes a generous parking lot, opportunities are endless to purchase as an investment property, add additional buildings with parking garage or operate in its current condition.

2929 3rd Ave N is located both in an opportunity zone and downtown TIF district – additional resources available upon request.



SUITE

Main Floor

SIZE SF

10,231 SF

Second Floor

10,520 SF

Third Floor

10,806 SF

Fourth Floor

10,806 SF

Fifth Floor

10,806 SF

Basement/Storage

9,893 SF

TOTALS

63,062 SF

AVERAGES

10,510 SF

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VACANT GROUND FLOOR

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Ground Floor

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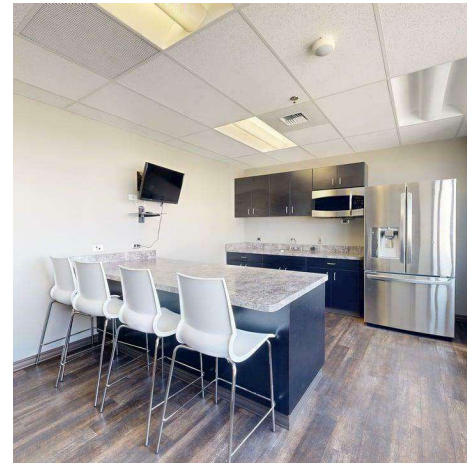
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VACANT SPACE 5TH FLOOR

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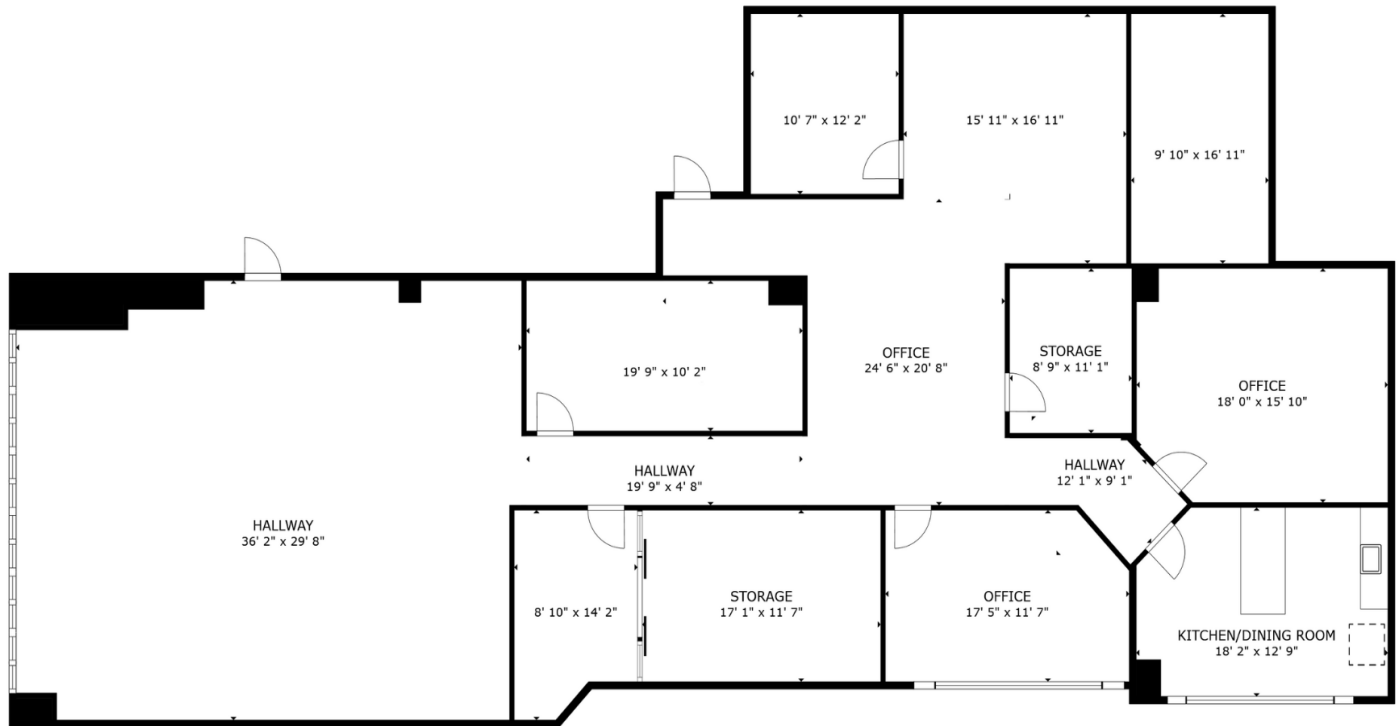


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VACANT 5TH FLOOR

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Vacant Space 5th Floor

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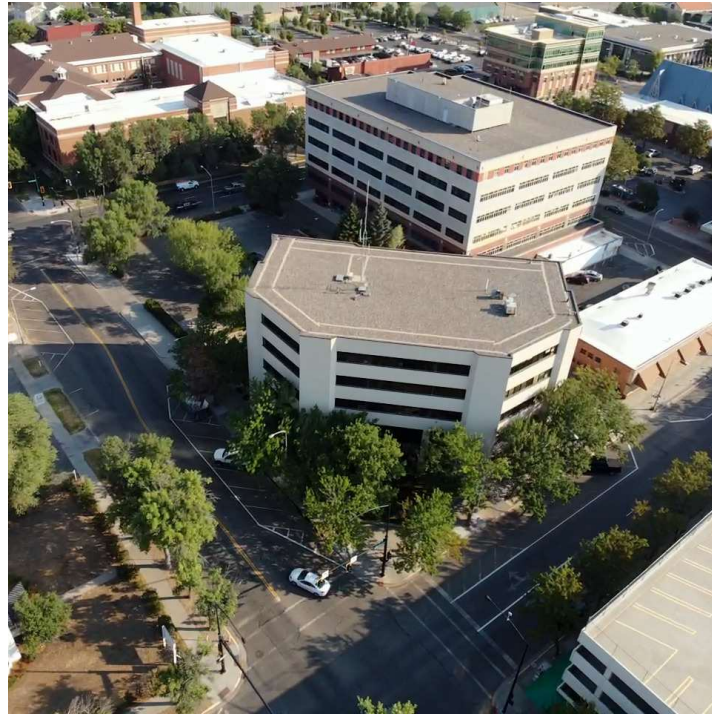
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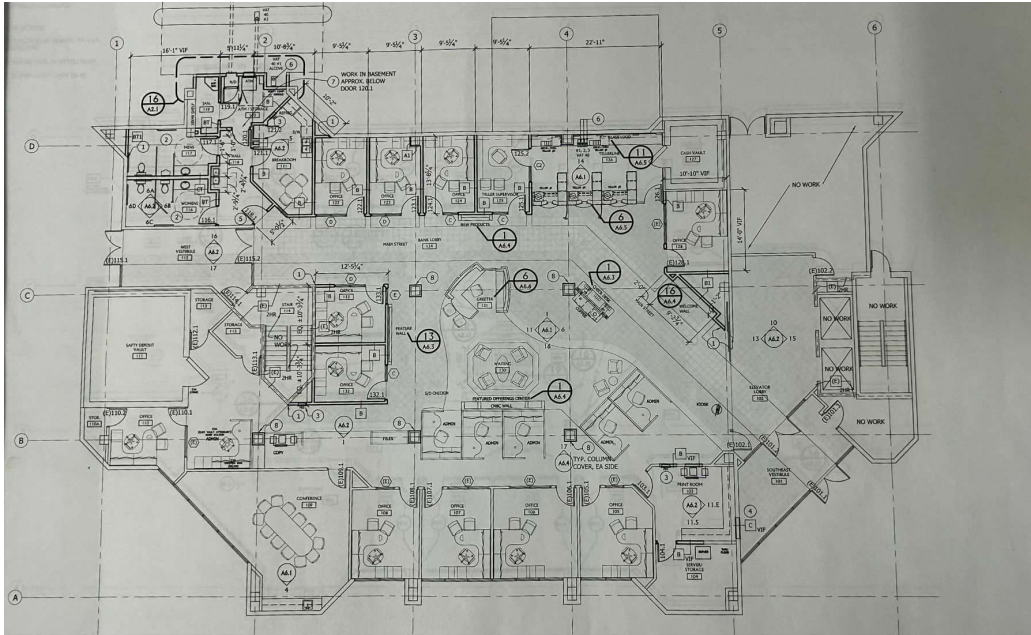
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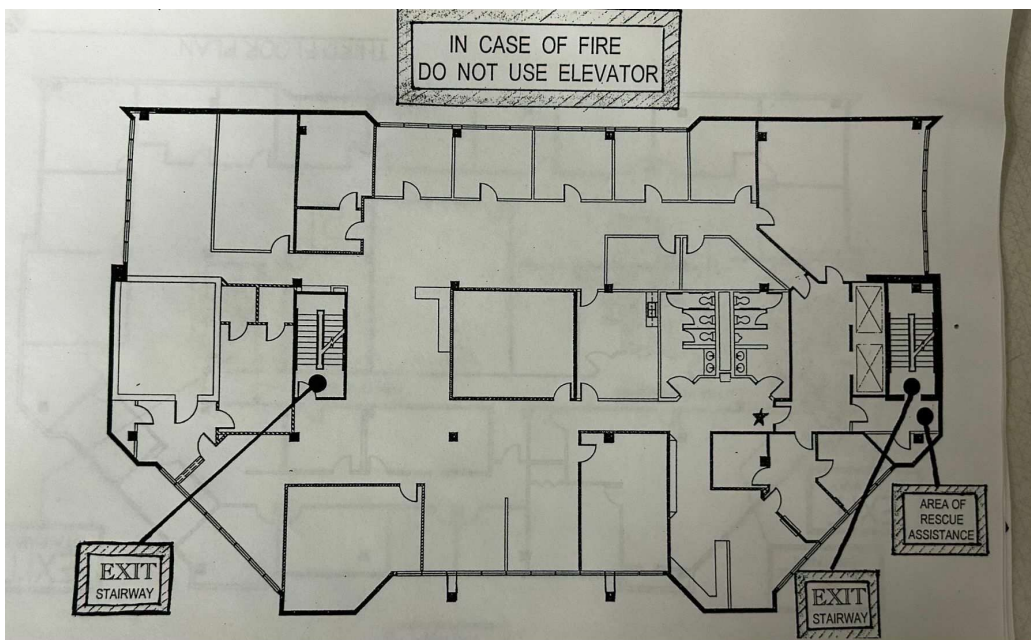
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Main Floor



2nd Floor

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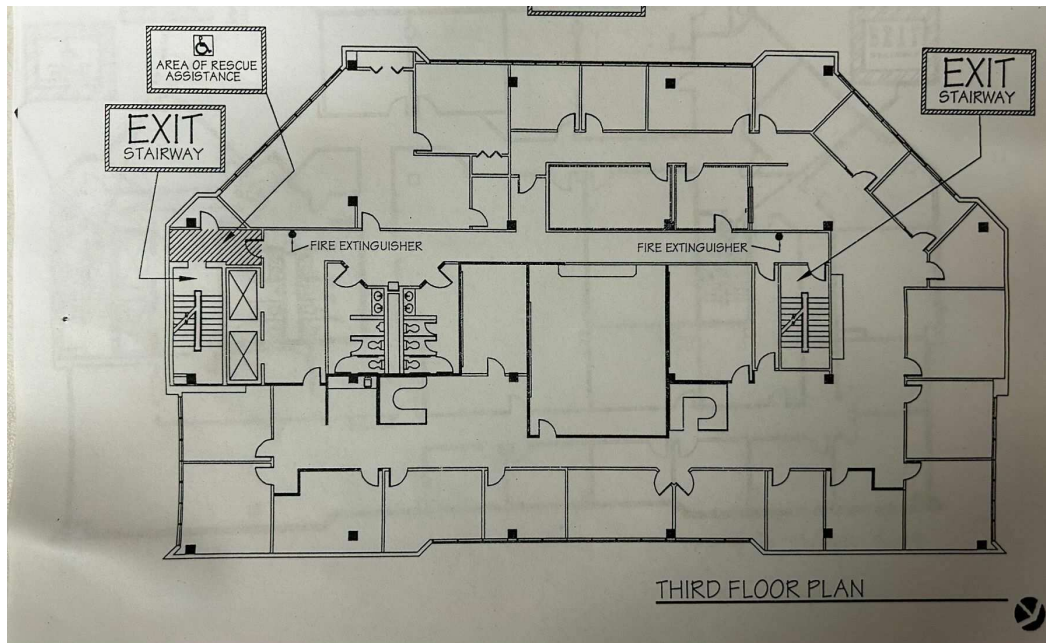
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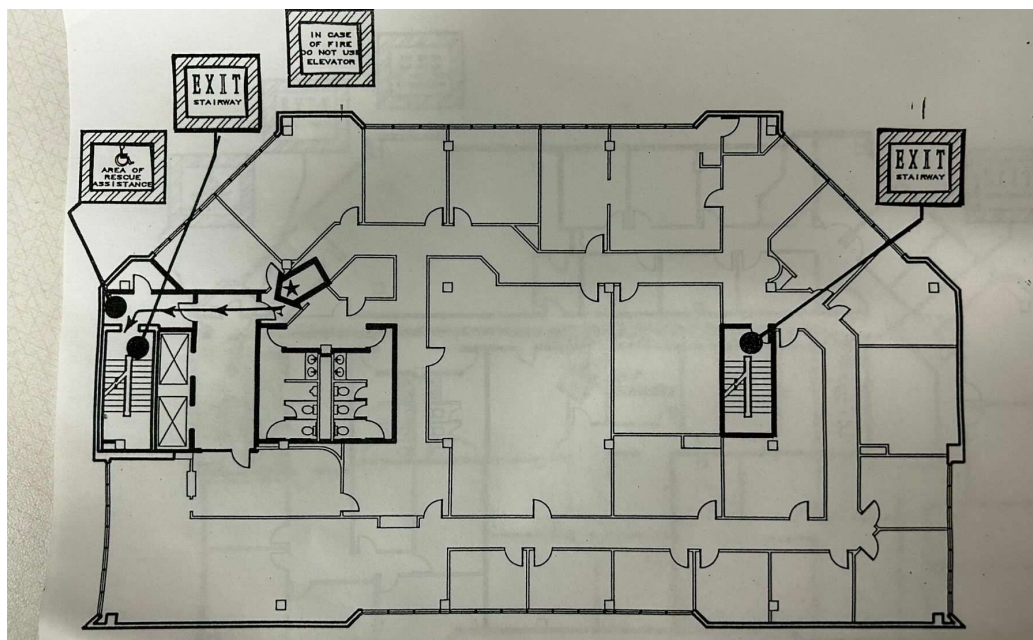
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3rd Floor



4th Floor

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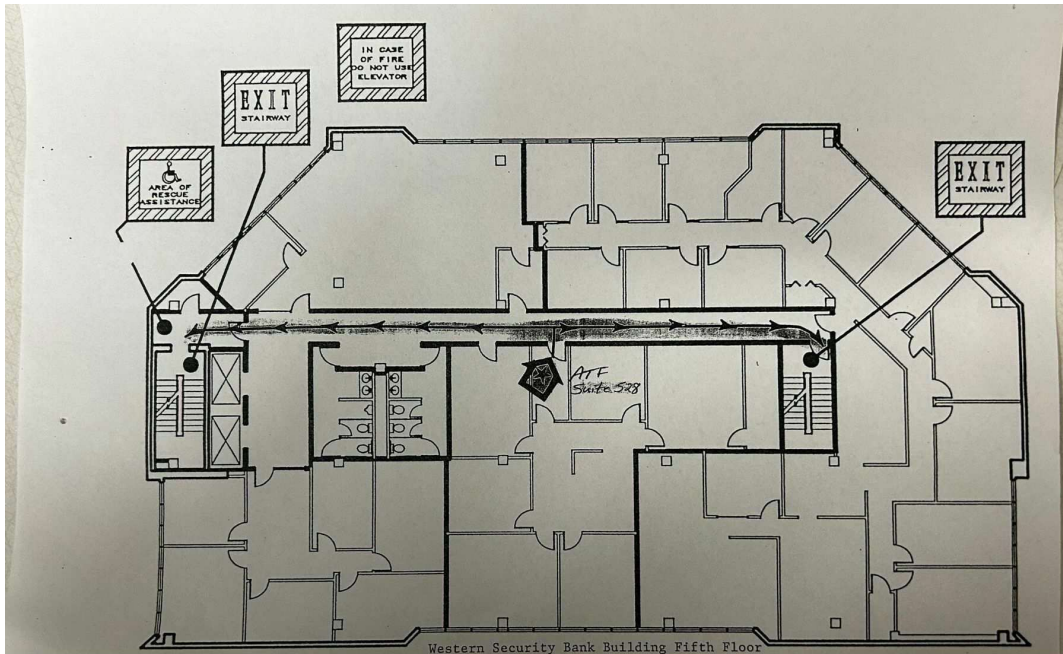
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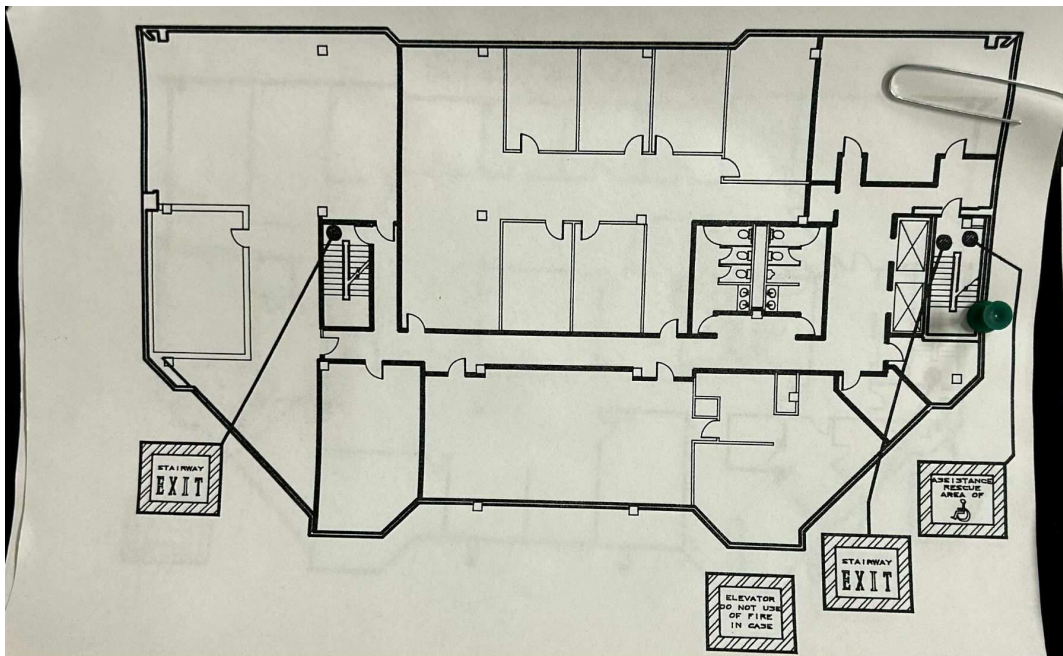
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5th Floor



Basement/Storage

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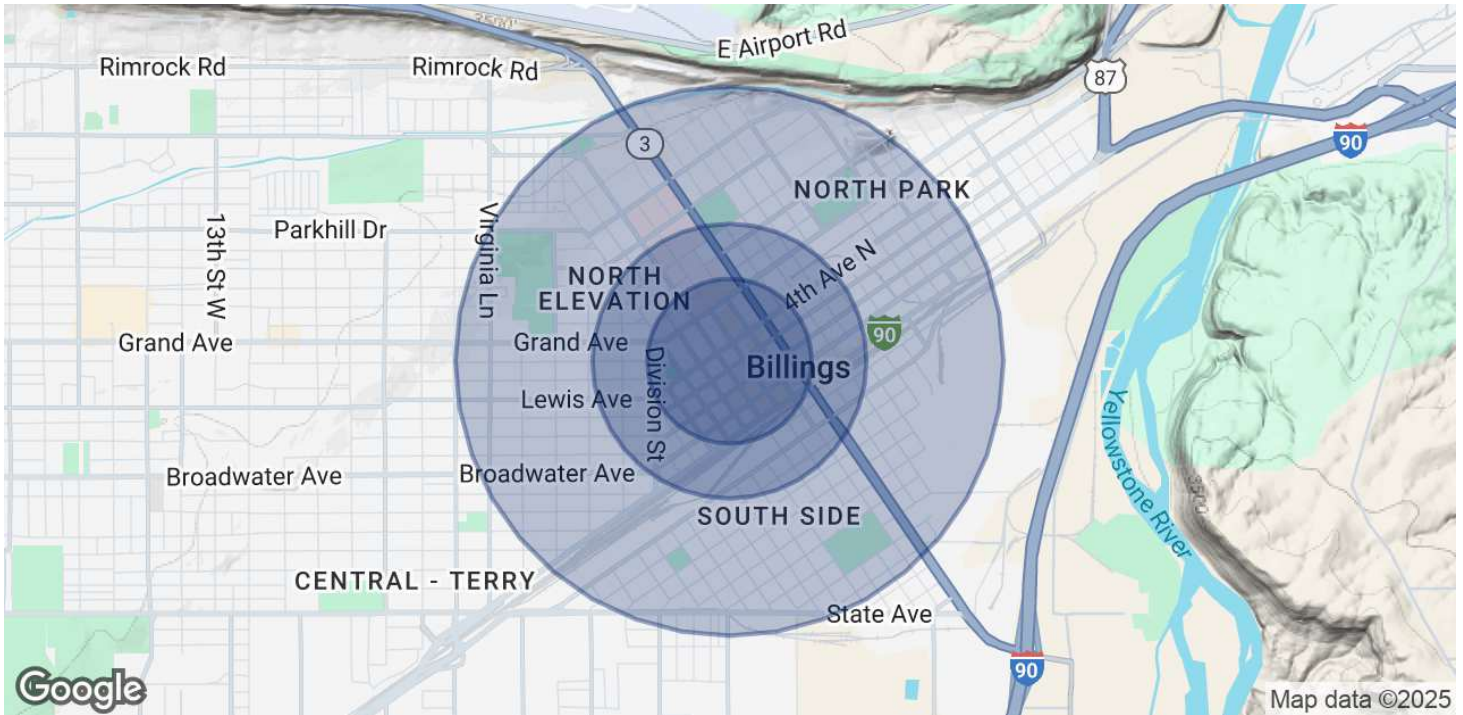


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	966	2,920	12,754
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	481	1,477	6,127
# of Persons per HH	2	2	2.1
Average HH Income	\$60,351	\$62,815	\$64,033
Average House Value	\$317,311	\$338,359	\$362,081

Demographics data derived from AlphaMap

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