

SALE

2929 3RD AVENUE NORTH

2929 3rd Avenue North Billings, MT 59101



SALE PRICE

\$5,189,000

Nathan Matelich, CCIM
406 781 6889

David Mitchell, SIOR/CCIM
801 860 4299

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OFFERING SUMMARY

Building Size:	63,062 SF
Lot Size:	42,000 SF
Price / SF:	\$82.28
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

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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	SIZE SF
Main Floor	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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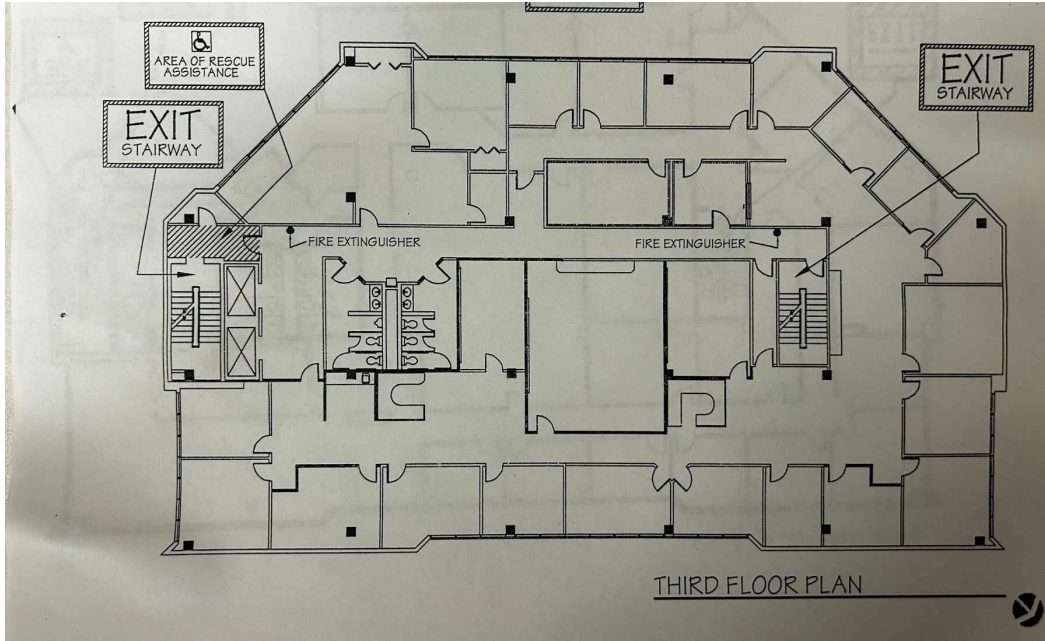
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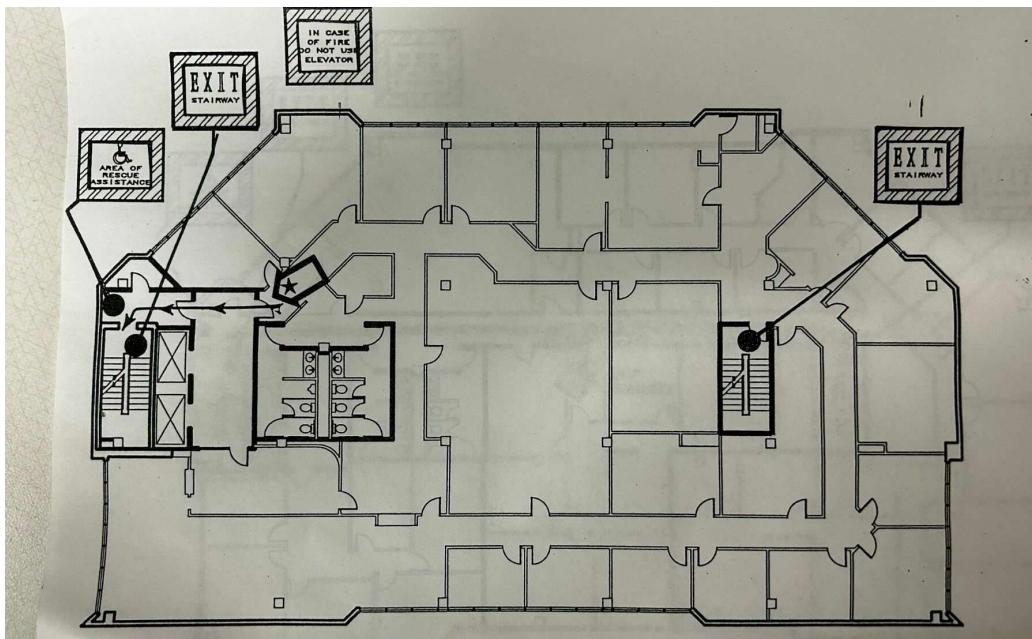
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3rd Floor



4th Floor

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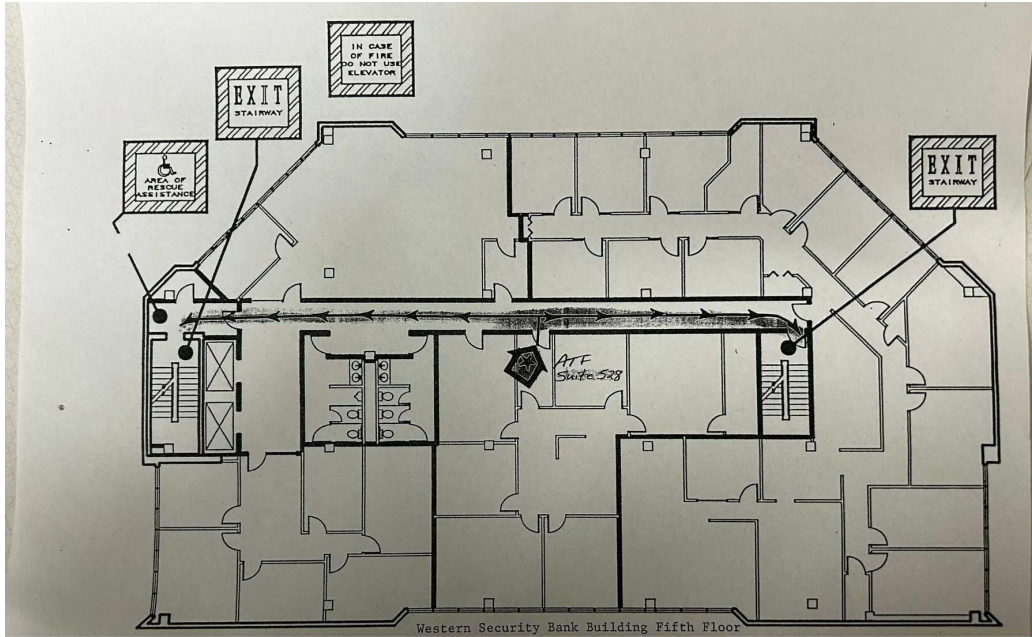
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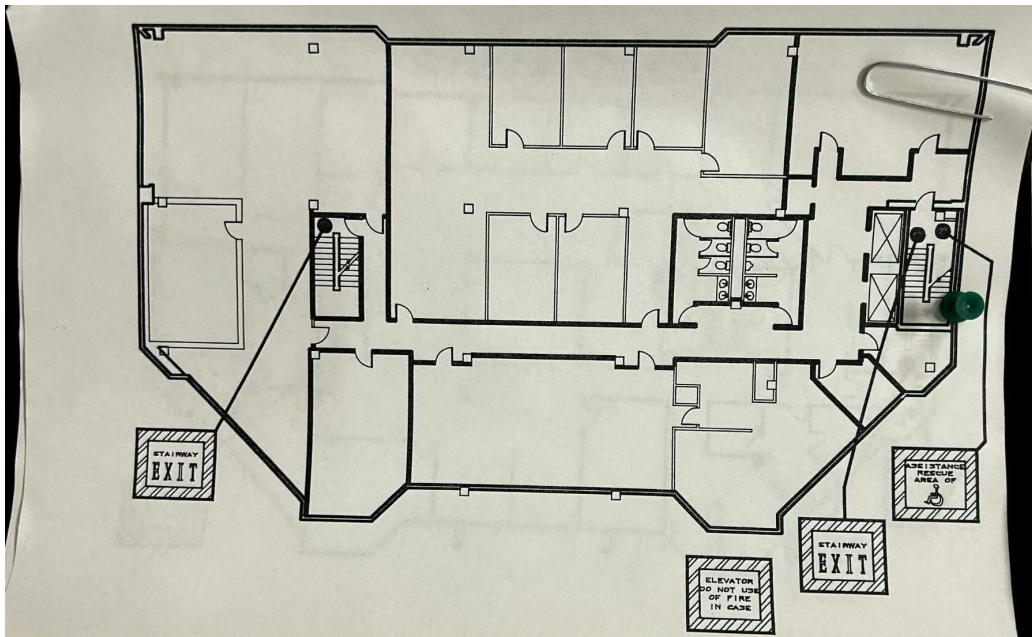
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5th Floor



Basement/Storage

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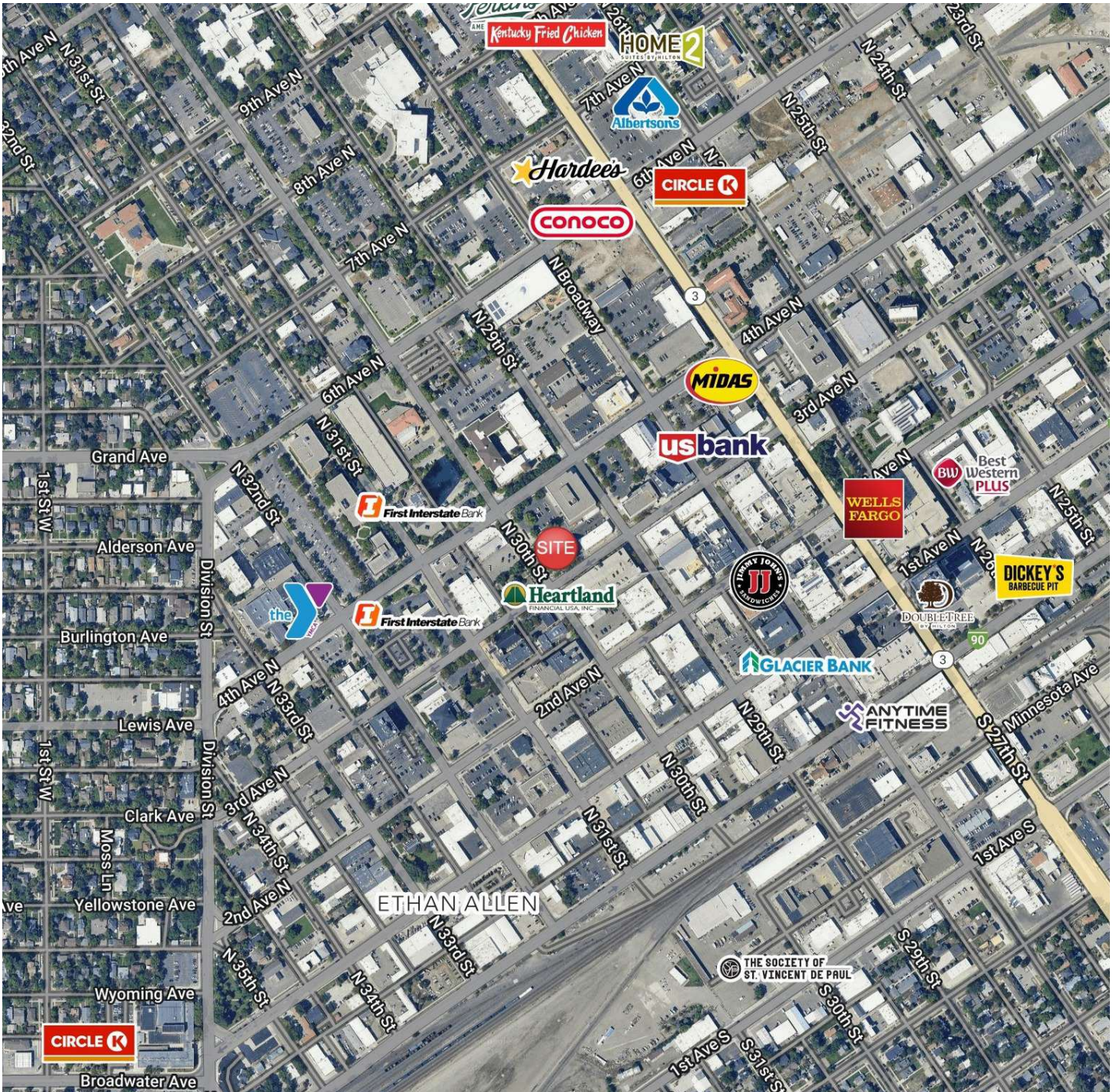


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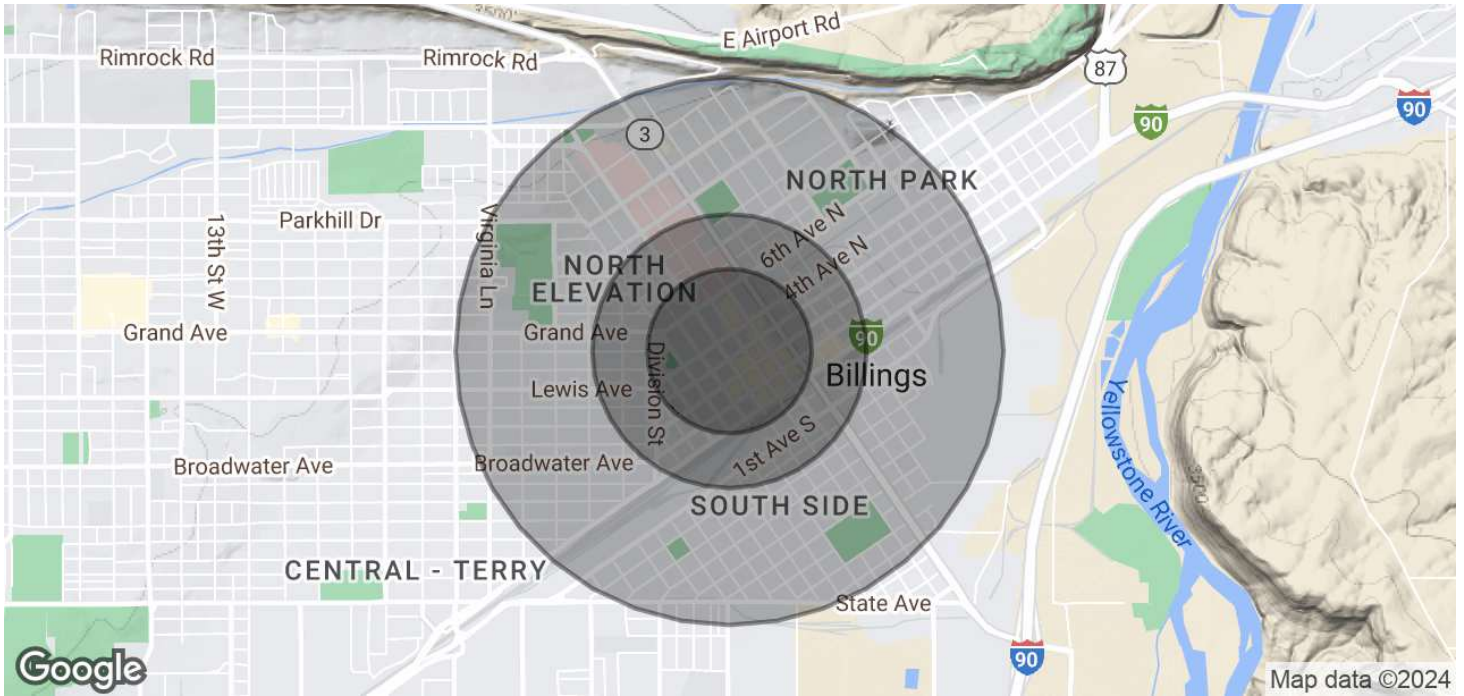
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POPULATION

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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