



US Bank Building

303 North Broadway | Billings, Montana 59101

Property Highlights

- Building Size: 117,141 SF across 8 stories
- Year Built: 1954 (remodeled 2001)
- Current Use: Office/Bank (US Bank occupies 1st & 2nd floors)
- Owner: Montana MAP LLC
- Lot Size: ±28,364 SF with approximately (10,500 SF of lease hold land interest)
- Zoning: Central Business District
- Annual Taxes (2024): \$26,784.89
- Occupancy: 24.21%

Property Description

303 North Broadway is an iconic 8-story high-rise located in the heart of Downtown Billings, Montana's largest city. Originally constructed in 1954 and remodeled in 2001, the ±117,141 square foot building presents a unique repositioning opportunity. The structure is anchored by US Bank, which currently occupies the first two floors. The balance of the building is largely vacant and facing extensive deferred maintenance, offering significant upside for value-add investors, hospitality/multifamily redevelopers, and institutions seeking a prime urban location.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	12
Lot Size:	28,364 SF
Building Size:	117,141 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,326	5,574
Total Population	470	2,638	11,612
Average HH Income	\$57,289	\$60,964	\$61,984

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FOR SALE



OFFICE



117,141 SF

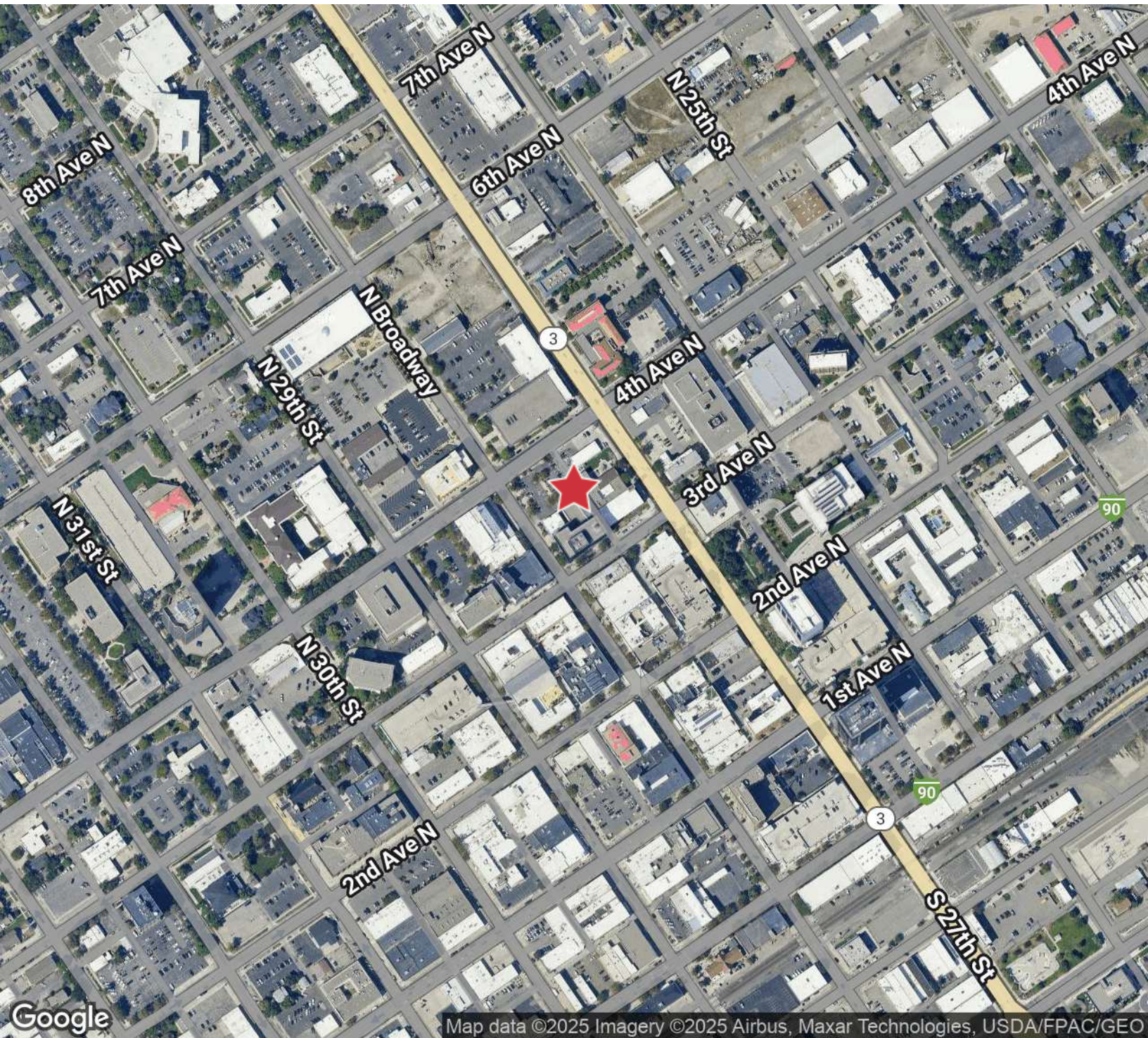


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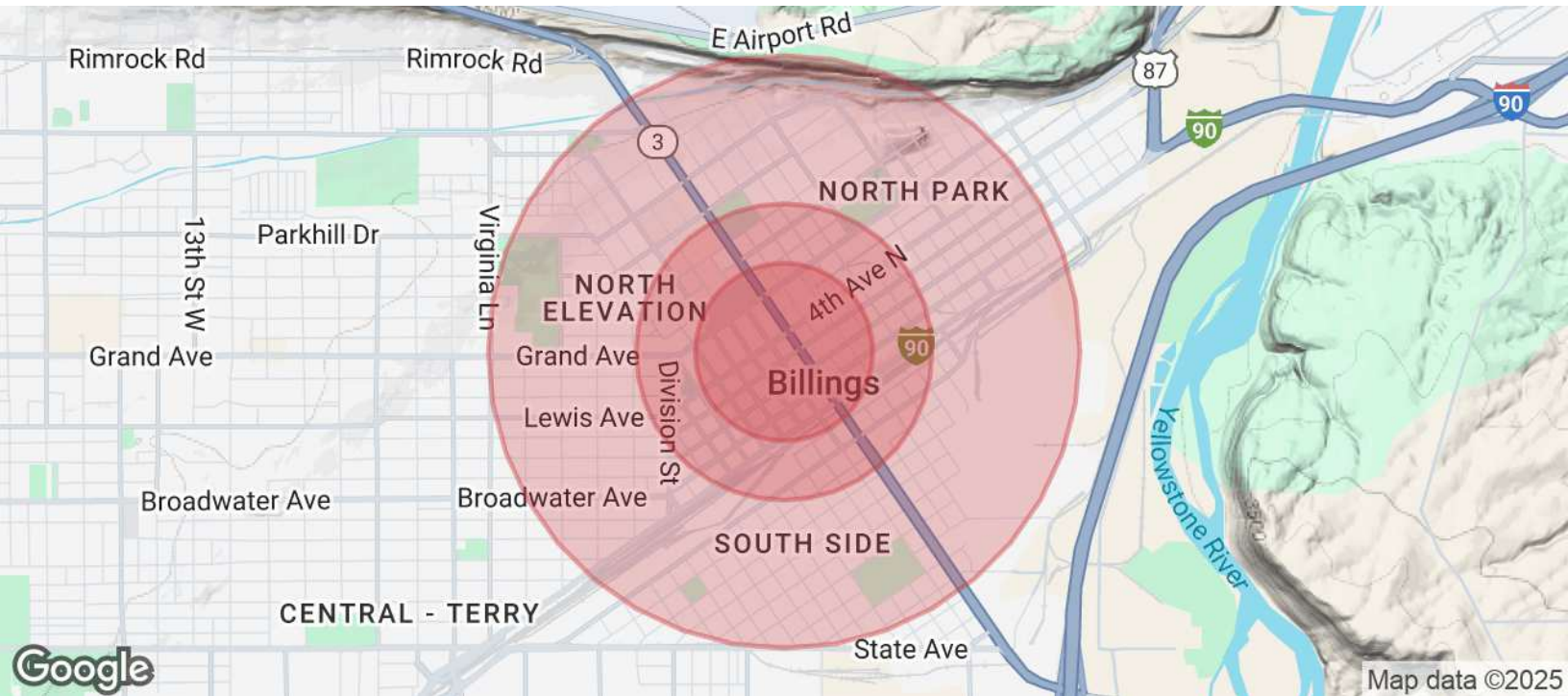
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	470	2,638	11,612
Average Age	41	41	40
Average Age (Male)	42	41	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	229	1,326	5,574
# of Persons per HH	2.1	2	2.1
Average HH Income	\$57,289	\$60,964	\$61,984
Average House Value	\$302,875	\$343,933	\$362,552

Demographics data derived from AlphaMap

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