

# SALE

**1668 GLENEAGLES BLVD**

Billings, MT 59105



**SALE PRICE** \$699,000

**SIZE** 3,460 sf

**Nathan Matelich, CCIM**  
(406) 781-6889

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### OFFERING SUMMARY

Building Size:	3,460 SF
Lot Size:	14,400 SF
Price / SF:	\$202.02
Year Built:	2008
Zoning:	NO-Neighborhood Office

### PROPERTY OVERVIEW

- 3,460 SF Office Building on 14,400 SF Lot
- 4 Tenant Office Building
- Newer Construction – Built in 2008
- Unit 1 – Reception, 2 Offices, Bullpen & Private Bathroom (Vacant)
- Unit 2 – Extra Large Office (\$600/mo, Month to Month)
- Unit 3 – Extra Large Office (\$650/mo, Lease Ends Sept 2025)
- Unit 4 – Reception, 4 Offices & Kitchenette (Vacating Sept 2025)
- 2 qty ADA Common Area Restrooms
- 13 Parking Spaces on Low Maintenance Cement Parking Lot
- Expenses – Utilities (\$2,900/yr), Cleaning (\$4,200/yr), Insurance (\$3,400/yr) & 2024 Taxes (\$8,837/yr)
- Zoned Neighborhood Office
- NOTE: Adjacent 14,400 SF Lot For Sale for Additional \$199,000

### OTHER RESOURCES

[Virtual Tour](#)

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### LISTING OVERVIEW

1668 Gleneagles Blvd is a Class A, newer construction office building in one of Billings Heights most sought after office parks. Built in 2008, this office building was constructed with high quality finishes, separate HVAC controls by office, low maintenance exterior & flexible layout.

This building could make for a great investment for an owner occupied business with flexibility to rent out additional office space.

Building has been meticulously maintained by seller. Adjacent businesses include Ortho Montana, Skyview Veterinary Hospital, Billings Oral Surgery & Bennion Lambourne Orthodontics.

Adjacent 14,400 SF lot is also listed for sale for a buyer who wishes to build an additional mirror image 3,460 SF office building.



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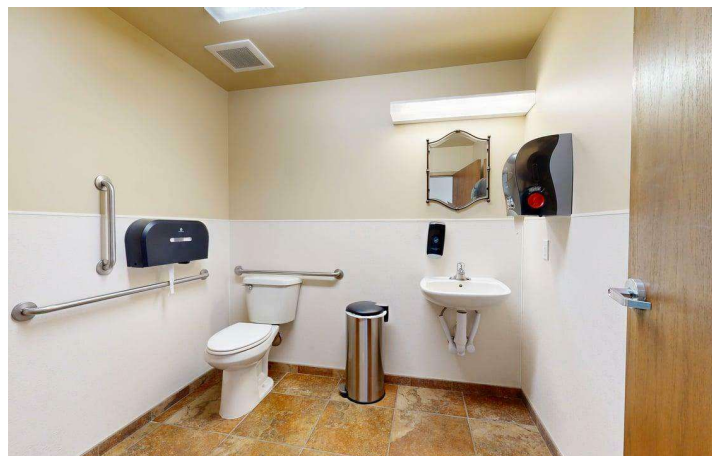
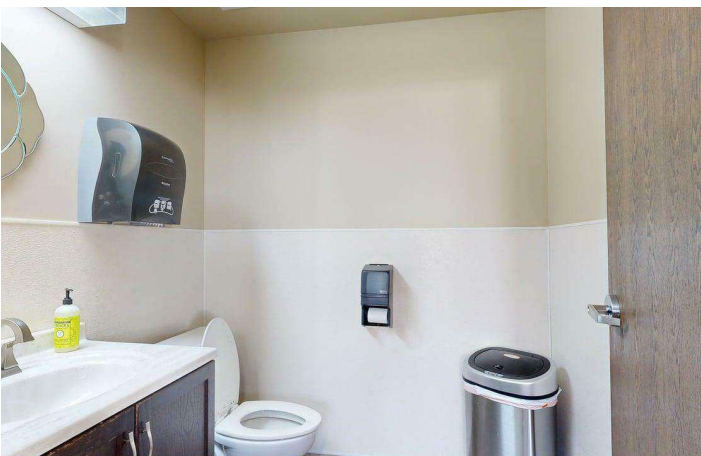
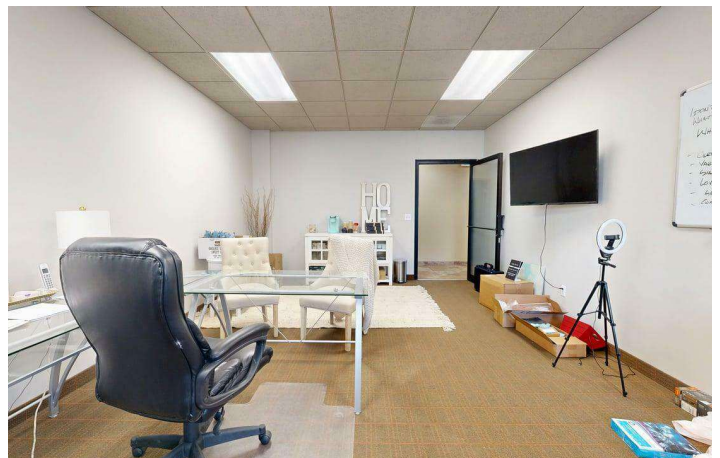
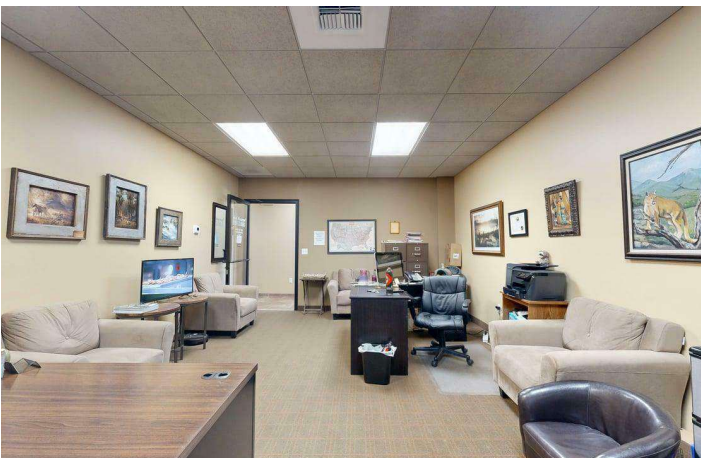
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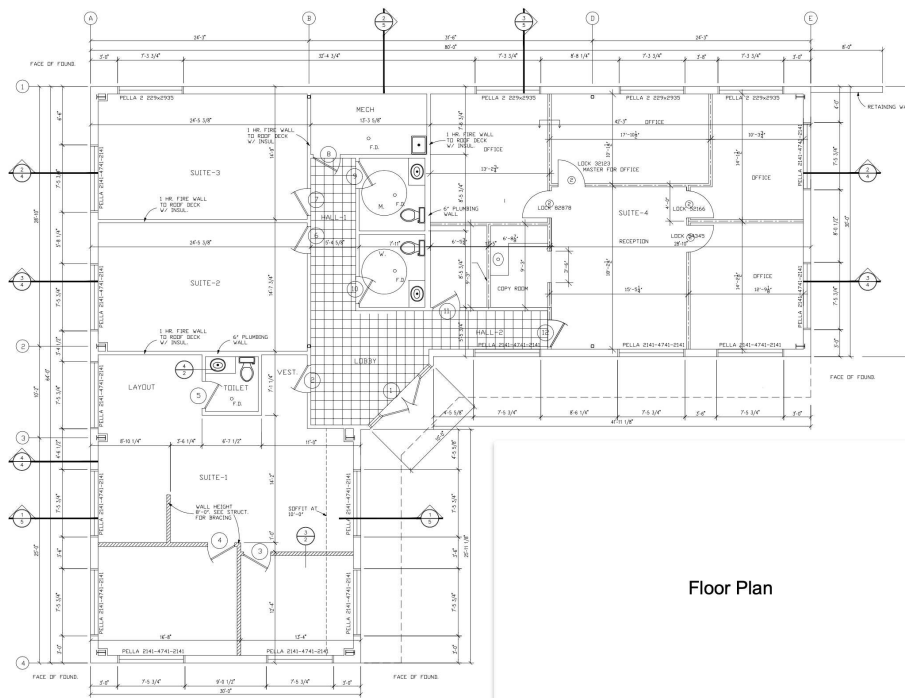


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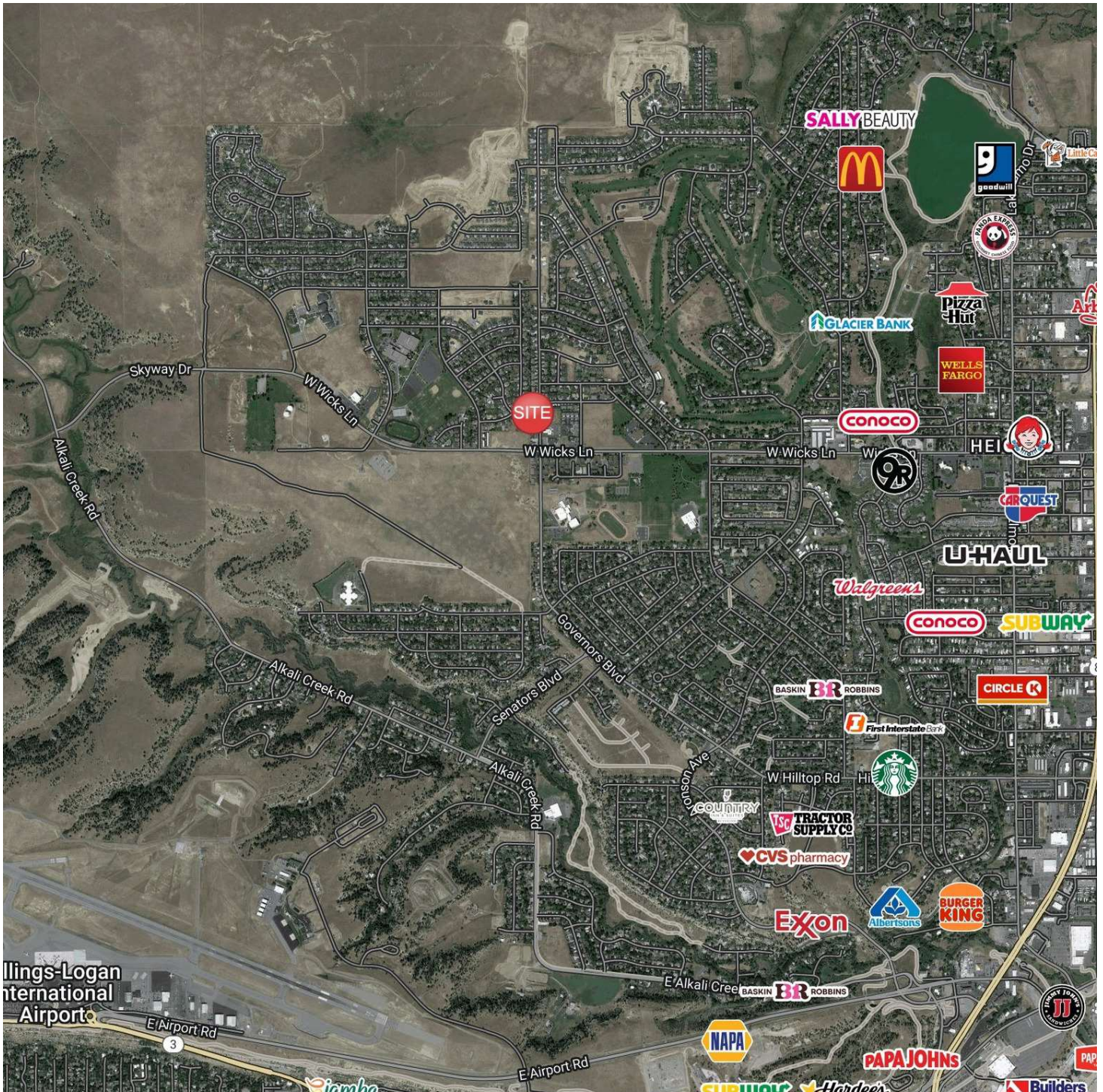
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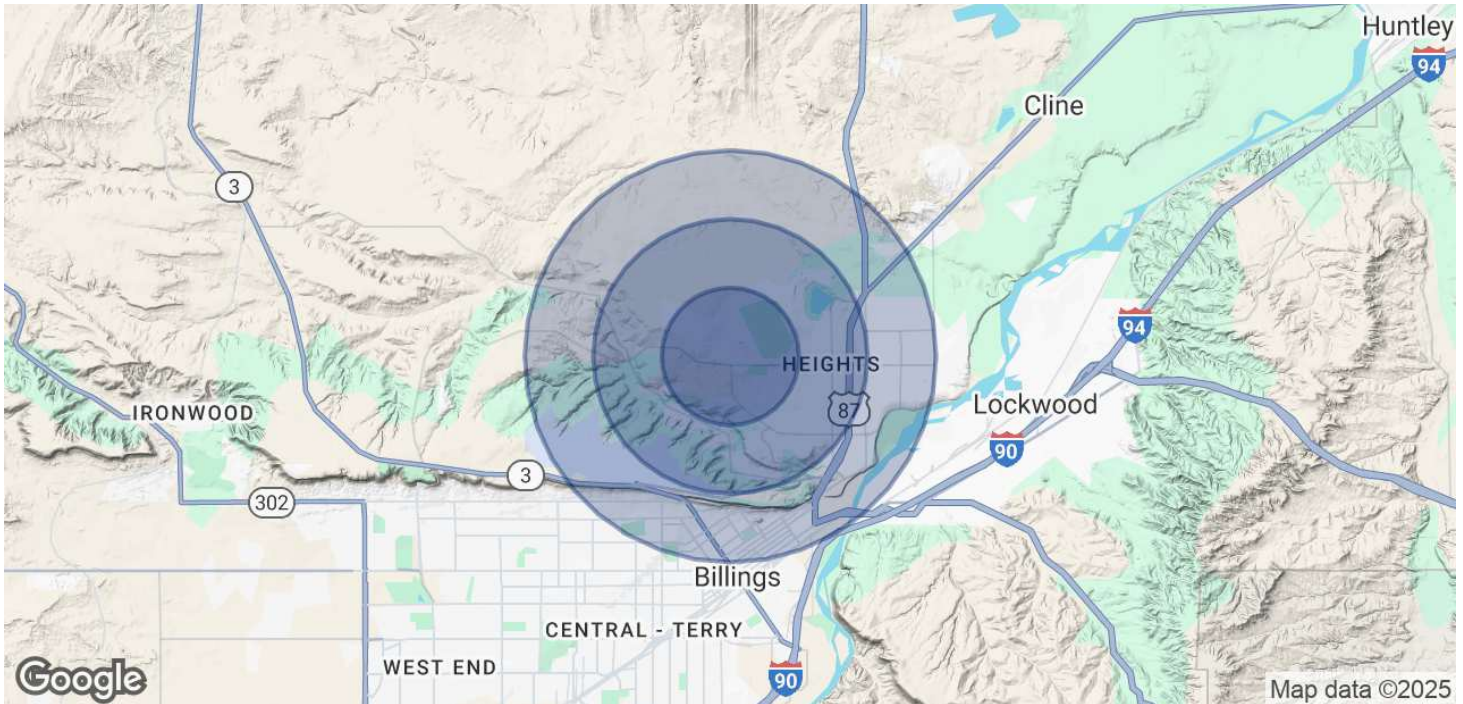
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,721	14,954	31,743
Average Age	34.7	37.8	35.5
Average Age (Male)	32.7	37.3	35.5
Average Age (Female)	38.3	38.2	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,380	6,713	14,460
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$77,008	\$76,429	\$68,761
Average House Value	\$234,215	\$217,223	\$224,832

2020 American Community Survey (ACS)

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