



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

OLIVER BUILDING

WAS \$360,000

NOW \$300,000

2702 Montana Ave
BillingsBillings, MT 59101

AVAILABLE SPACE
5,530 SF

FEATURES

- * Four story office building situated on 9,500 SF Tract
- * 50 Parking Spaces Available (Monthly fees apply)
- * Corner Signage Opportunity
- * Fully Sprinkled
- *Large Restrooms
- * Elevator Access
- * Well lit with daylight basement windows providing natural light.



OFFICE

George Warmer
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george@cbcmontana.com

CBCMONTANA.COM

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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



OLIVER BUILDING

2702 Montana Ave, Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price: \$300,000

Lot Size: 0.22 Acres

Building Size: 5,530 SF

Renovated: 2016

Zoning: CBD

Price / SF: \$54.25

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MT #14174

PROPERTY OVERVIEW

Four story office & townhouse building situated on 9,500 SF Tract. Fully Sprinkled. First Floor Lobby Remodeled in 2007 & main floor to be remodeled in 2016. Lower Level open floor plan lends itself to both office and retail possibilities. Two large staircases lead to this nicely finished space offering two ADA restrooms with adjoining locker rooms. Office and Storage space available. Surrounding windows provide natural light. Main Floor is leased to the Montana Public Defenders and the second floor is fully leased to a mix of professional businesses. The Third and Fourth Floors comprise seven attractive town homes. Large windows overlooking Montana Ave offer exposure and a bright cheerful space. Wood floors accent this 1928 historic building. Common restrooms are available on First and second Floor. Large elevator allows convenient access to all floors.

PROPERTY HIGHLIGHTS

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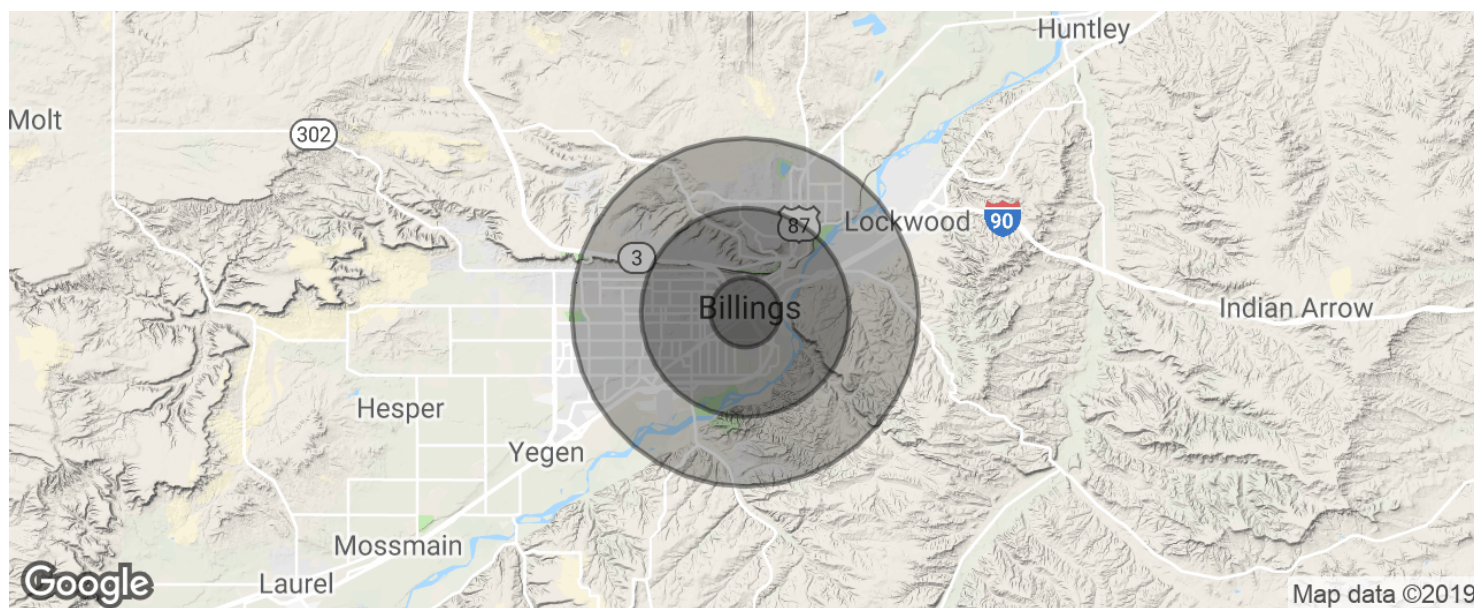
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,340	54,935	99,995
Median age	35.3	34.4	35.9
Median age (Male)	35.0	33.4	34.5
Median age (Female)	34.8	36.4	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,663	23,442	42,414
# of persons per HH	2.3	2.3	2.4
Average HH income	\$38,257	\$49,532	\$53,584
Average house value	\$166,942	\$150,155	\$160,537

* Demographic data derived from 2010 US Census

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