



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 2727 CENTRAL AVE

\$2,775,000 (\$14.00 PSF Gross)

2727 Central Ave  
Billings, MT 59102

AVAILABLE SPACE  
29,908 SF

### FEATURES

- 29,908 Sf Office Building
- 2.273 Acres
- Abundant Parking
- Offices, Conference Rooms & ADA Restrooms

### AREA

Located on the NW Corner of Central Ave & 25th St W



### OFFICE

George Warmer, CCIM  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001

SALE / LEASE

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## 2727 CENTRAL AVE

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Property Overview

Floor Plans

Additional Photos

Additional Photos

Location Maps

Demographics Map & Report

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## OFFERING SUMMARY

Sale Price:	\$2,775,000
Available SF:	29,908
Lease Rate:	\$14 PSF Gross
Lot Size:	2.27 Acres
Year Built:	1974
Building Size:	29,908 SF
Zoning:	Community Commercial
Price / SF:	\$98.78

## PROPERTY OVERVIEW

29,908 SF Office Building located on the NW corner of Central Ave & 25th St W. The 2.27 acre site offers abundant off-street parking.

## PROPERTY HIGHLIGHTS

- Offices
- Open Floor Space
- Multiple Conference rooms
- Break Rooms
- ADA Restrooms
- Large Pylon Sign

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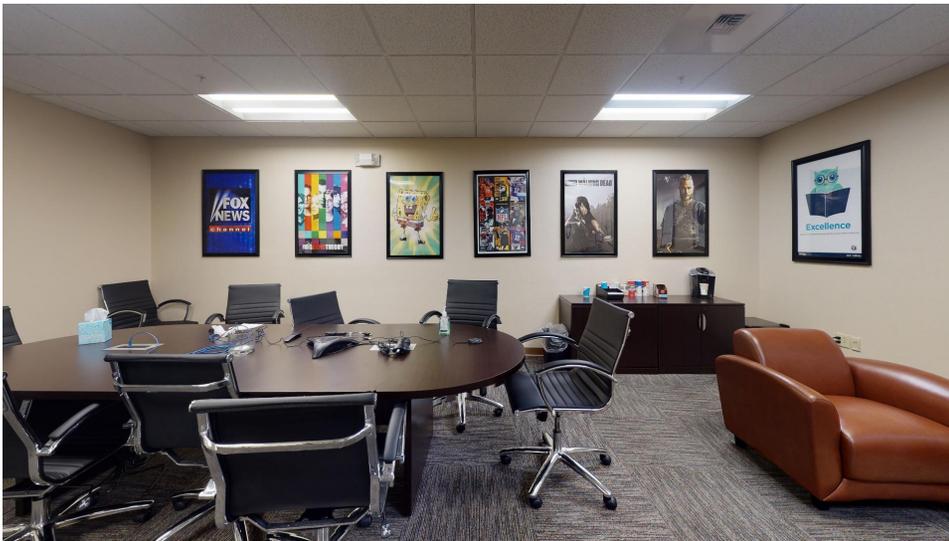
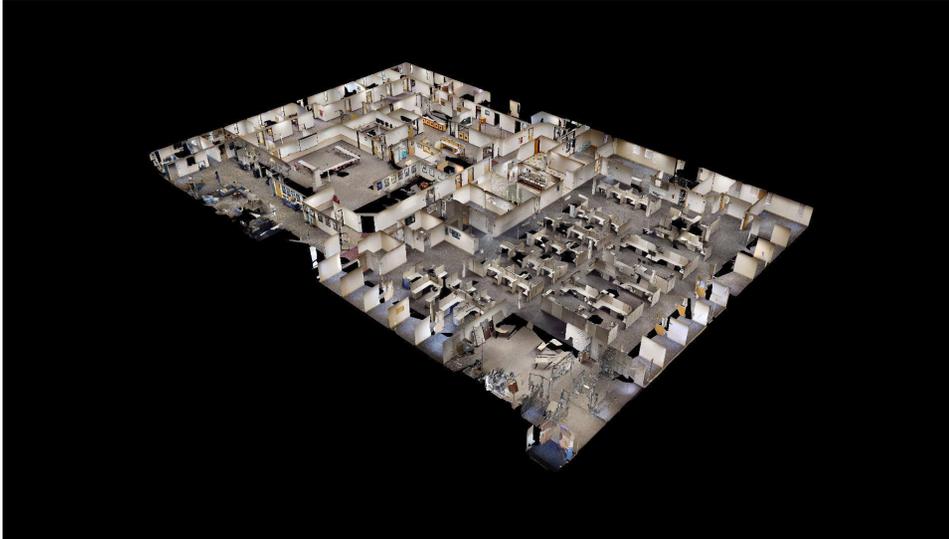




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## 2727 CENTRAL AVE

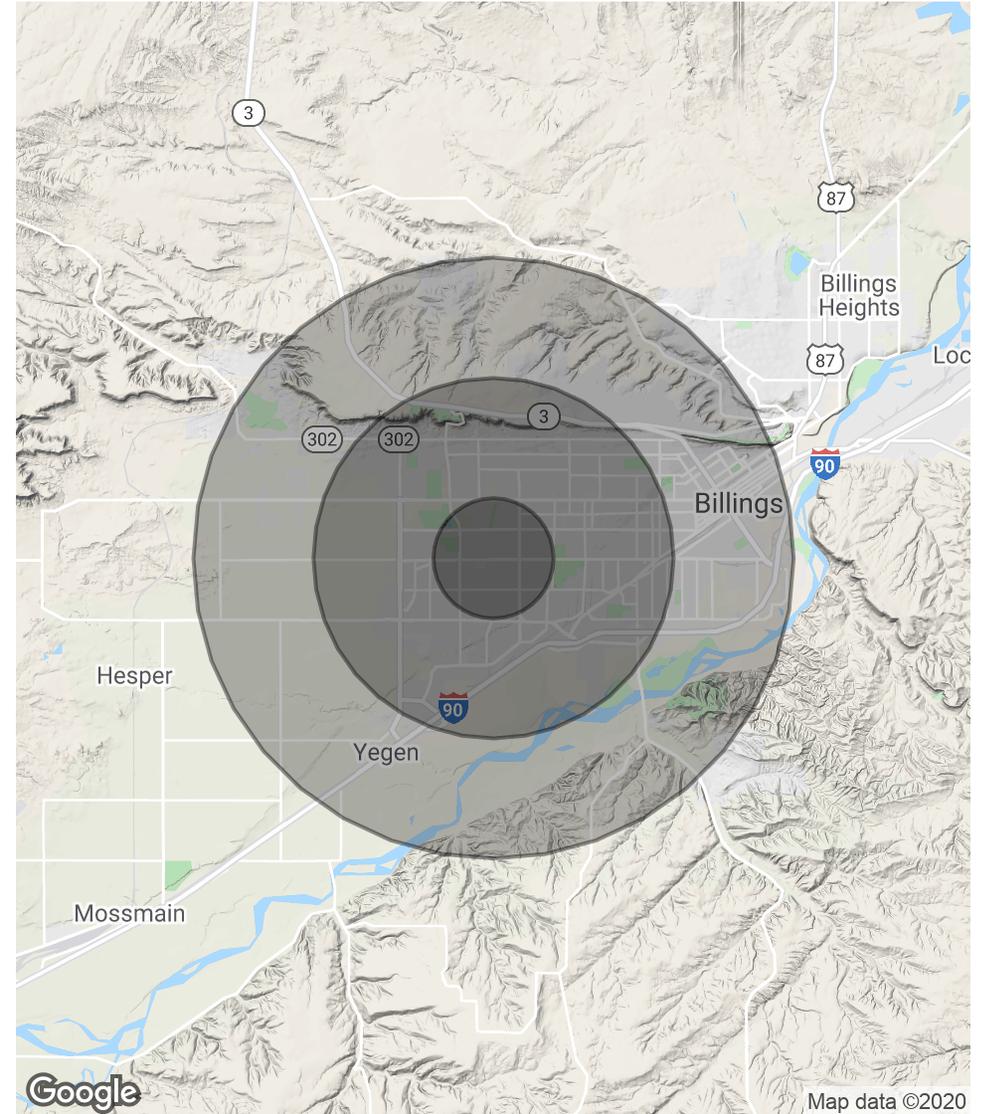
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,318	67,218	100,516
Average age	40.0	39.3	38.2
Average age (Male)	37.7	36.9	36.4
Average age (Female)	41.8	42.1	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,125	30,024	44,212
# of persons per HH	2.3	2.2	2.3
Average HH income	\$57,875	\$59,024	\$58,320
Average house value	\$167,349	\$190,242	\$192,075

\* Demographic data derived from 2010 US Census



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