

# SALE

**1445 AVENUE B**

Billings, MT 59102



**SALE PRICE** \$915,000

**SIZE** 6,474 sf

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

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### OFFERING SUMMARY

Building Size:	6,474 SF
Lot Size:	14,000 SF
Price / SF:	\$141.33
Year Built:	1980
Zoning:	NO

### PROPERTY OVERVIEW

- 1445 Ave B, Billings, MT 59102
- 6,474 SF Multi-Tenant Office Building
- For Sale \$915,000
- Great for Owner Occupied or Investment
- Daylight Basement – 2,813 SF, 2 Separate Tenants, 1 Vacant 1,038 SF Office Space
- First Floor – 2,813 SF, Occupied by Billings Eyecare Associates
- Second Floor – 848 SF Office Space, Occupied by 1 Tenant
- Recent Updates Include Carpeting, Paint and New HVAC
- Convenient Parking – Private Parking Lot + Street Parking
- Common Area Restrooms
- Zoned Neighborhood Office
- Rent Roll and Profit & Loss Information Available to Qualified Buyers

NOTE: Owner Willing to Consider Seller Financing for Qualified Buyers

### OTHER RESOURCES

[Virtual Tour](#)

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## LISTING OVERVIEW

1445 Ave B is a meticulously maintained Class B office building offering affordable office space in Billings midtown neighborhood.

Located 1 block off of Grand Ave and adjacent to the West Park Promenade, this location provides convenience to staff and clients alike with great restaurants like Red Robin, Chipotle, Panda Express, Ohana Poke and Crisp & Green within walking distance.

This office building would make a great location for an owner occupied business, non-profit or any small business owner looking for a location with additional tenants to help pay the mortgage.



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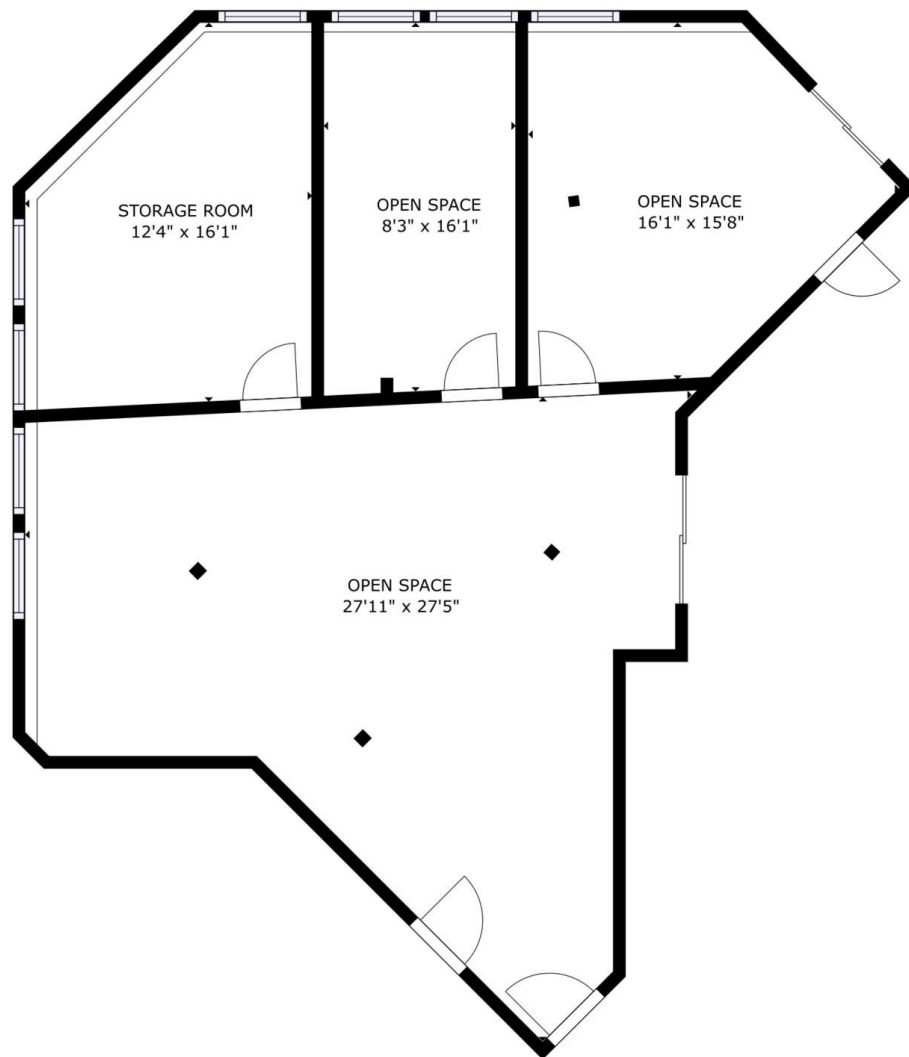


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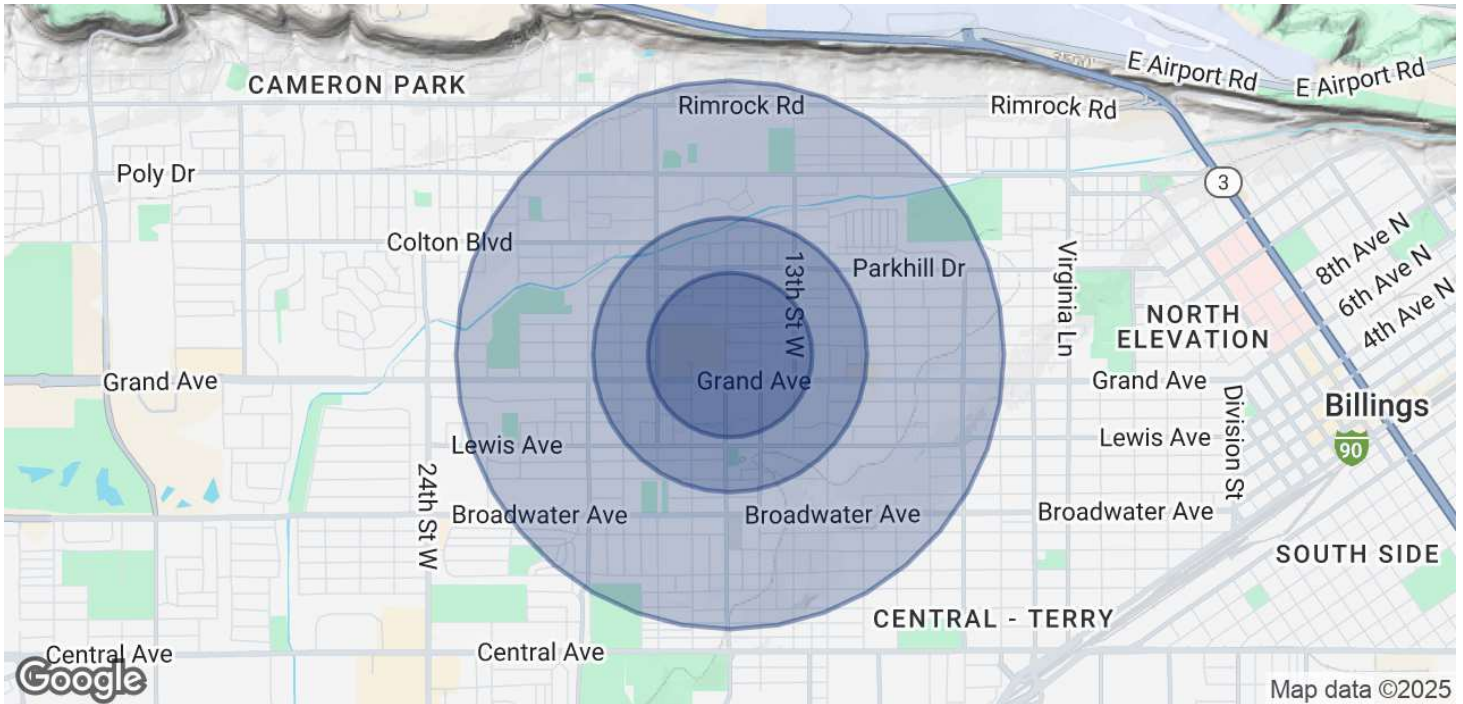
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,026	3,606	13,941
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	489	1,696	6,250
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$100,495	\$95,340	\$96,173
Average House Value	\$348,633	\$352,620	\$380,158

Demographics data derived from AlphaMap

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