

SALE / LEASE

608 N 29TH ST

Billings, MT 59101



SALE PRICE

\$1,050,000

LEASE RATE

\$6,975.00 per month

Nathan Matelich, CCIM

(406) 781-6889

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Lease Rate **\$6,975.00
PER MONTH**

OFFERING SUMMARY

Building Size:	4,528 SF
Lot Size:	10,500 SF
Number of Units:	1
Price / SF:	\$231.89
Year Built:	1912
Zoning:	DX-Downtown Support

PROPERTY OVERVIEW

- 4,528 SF Office Building for Sale or Lease
- 5 Private Offices
- Conference Room
- 2 Bathrooms
- Reception Area
- Cubicle Area with 6 Work Stations
- Large Open Area on 2nd Floor Ideal for Meetings, Events or Activities
- Large Basement with Plenty of Storage
- 13 Onsite Parking Spaces
- 10,500 SF Lot
- Downtown Support Zoning
- NOTE: Owner Willing to Consider Seller Financing for Qualified Buyers

OTHER RESOURCES

[Virtual Tour](#)

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PROPERTY DESCRIPTION

608 N 29th St is a historic office building built in 1912 and renovated in 2006/2025 combining classic charm with modern functionality.

Previously the home to A&E Architects and Performance Engineering, this building has the space and infrastructure to support professional service firms, architects, engineers, financial advisors, real estate agents, insurance companies & anyone that would benefit from being close to downtown or the hospital corridor.

The main office building is 4,254 SF and includes a detached 274 SF building that has been turned into additional office space with storage.



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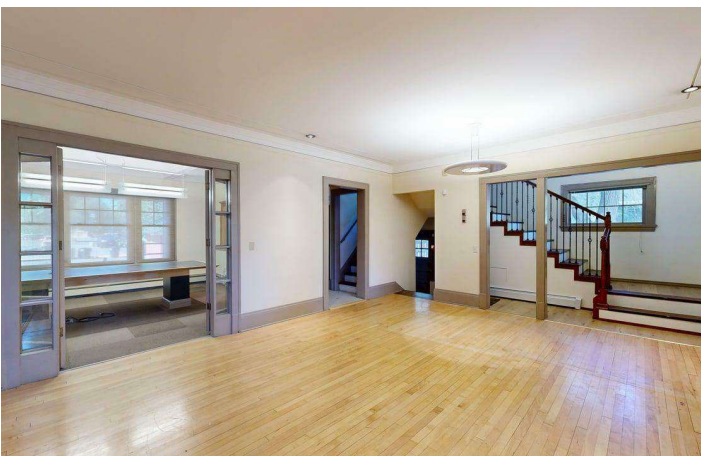
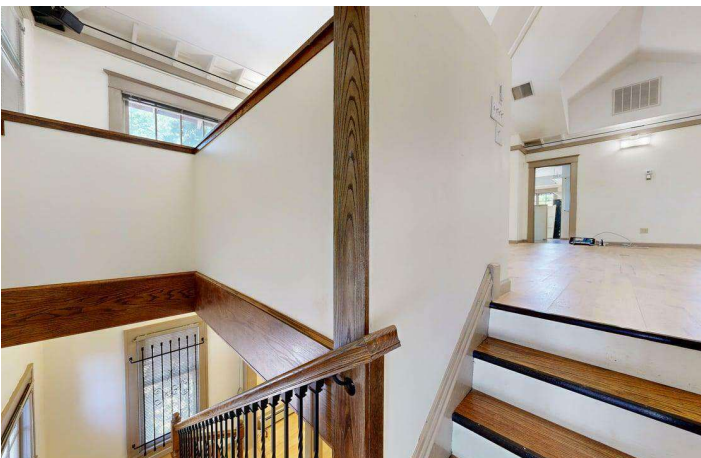


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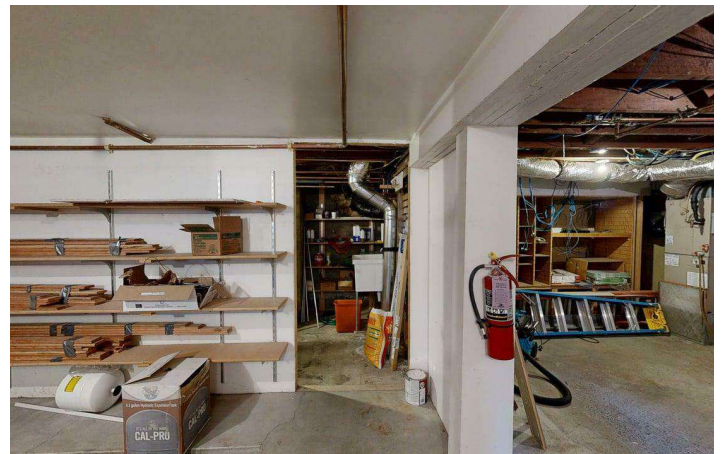
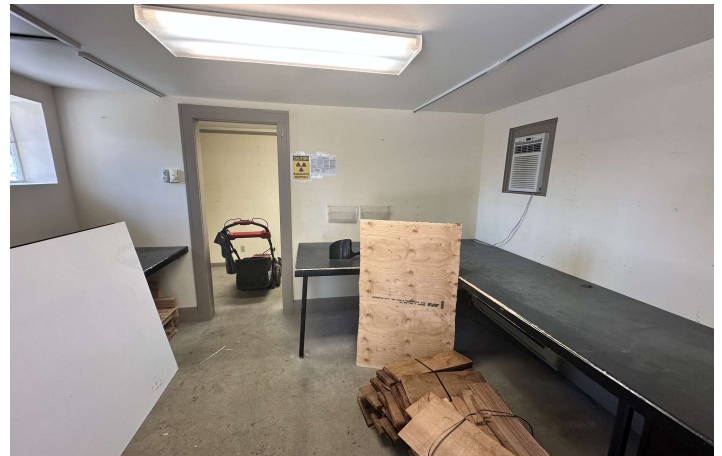


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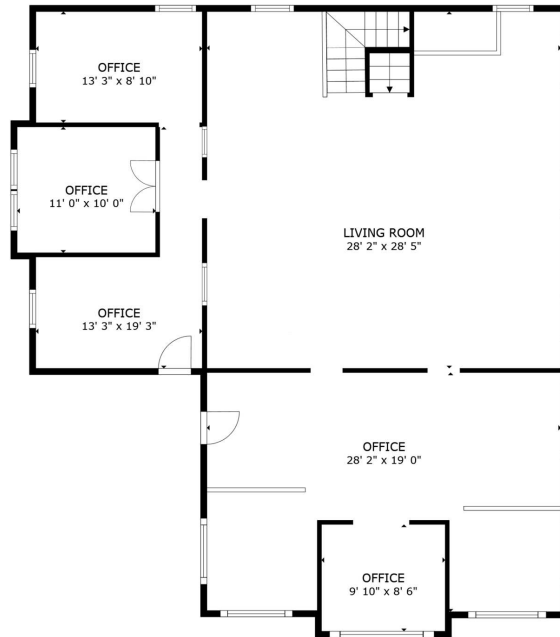


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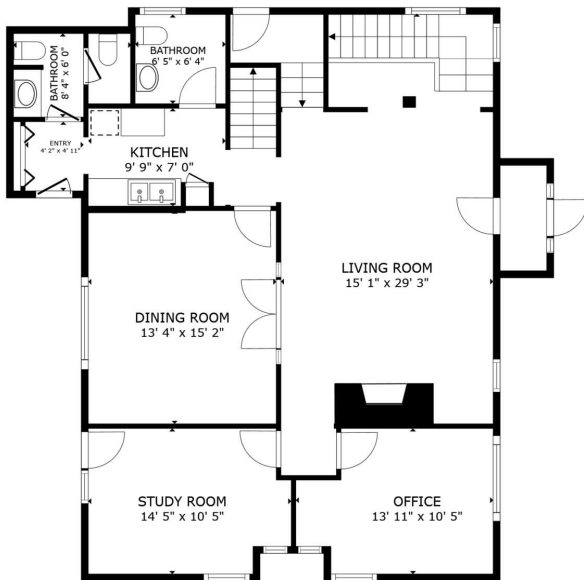
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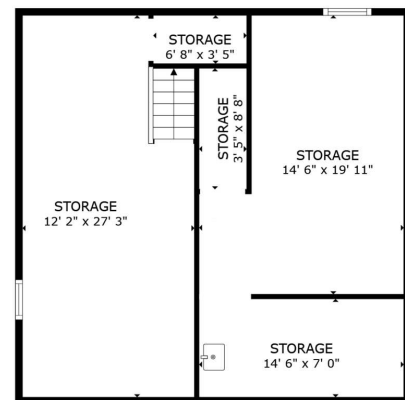
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FLOOR 3



FLOOR 2



FLOOR 1

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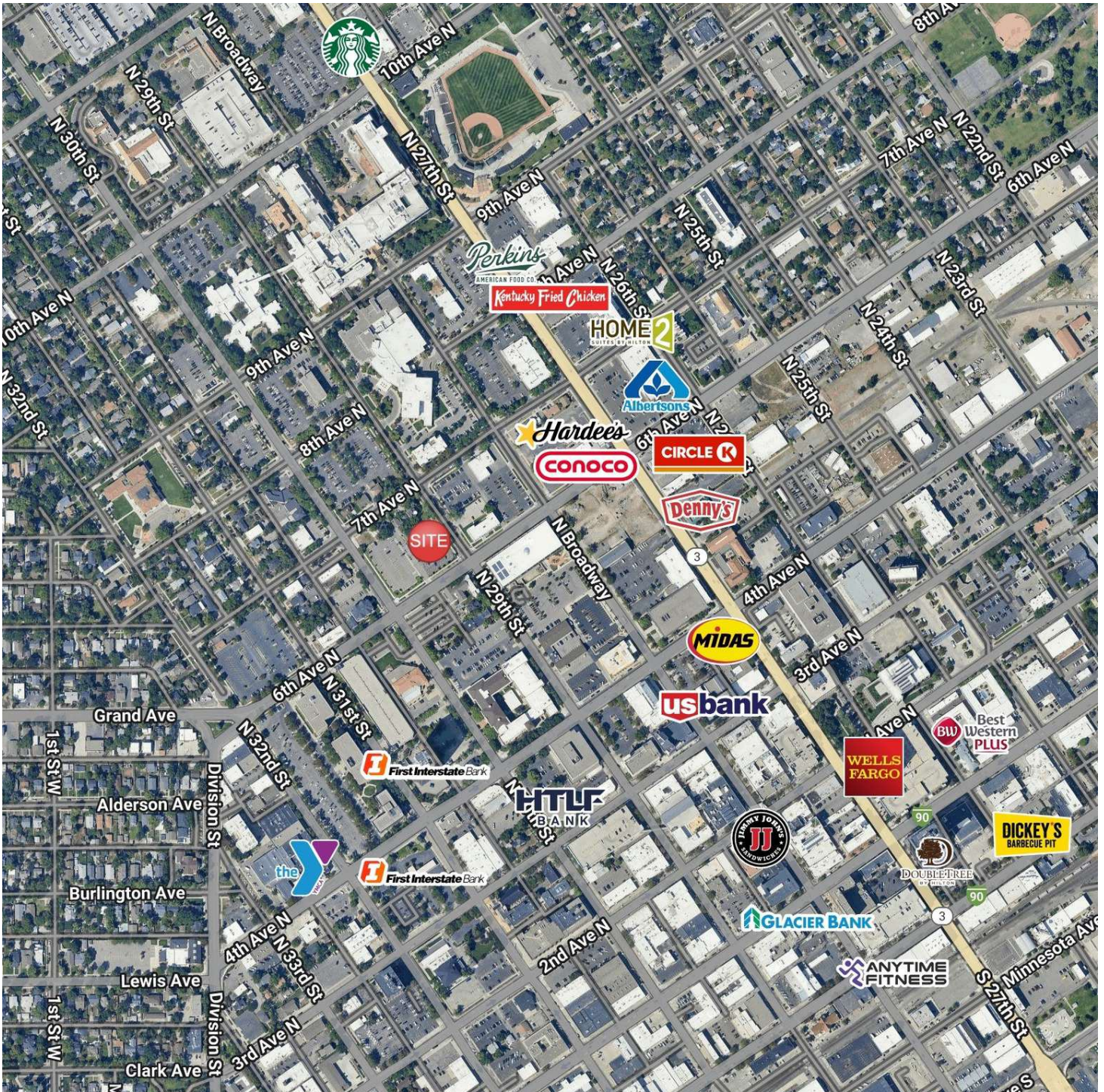


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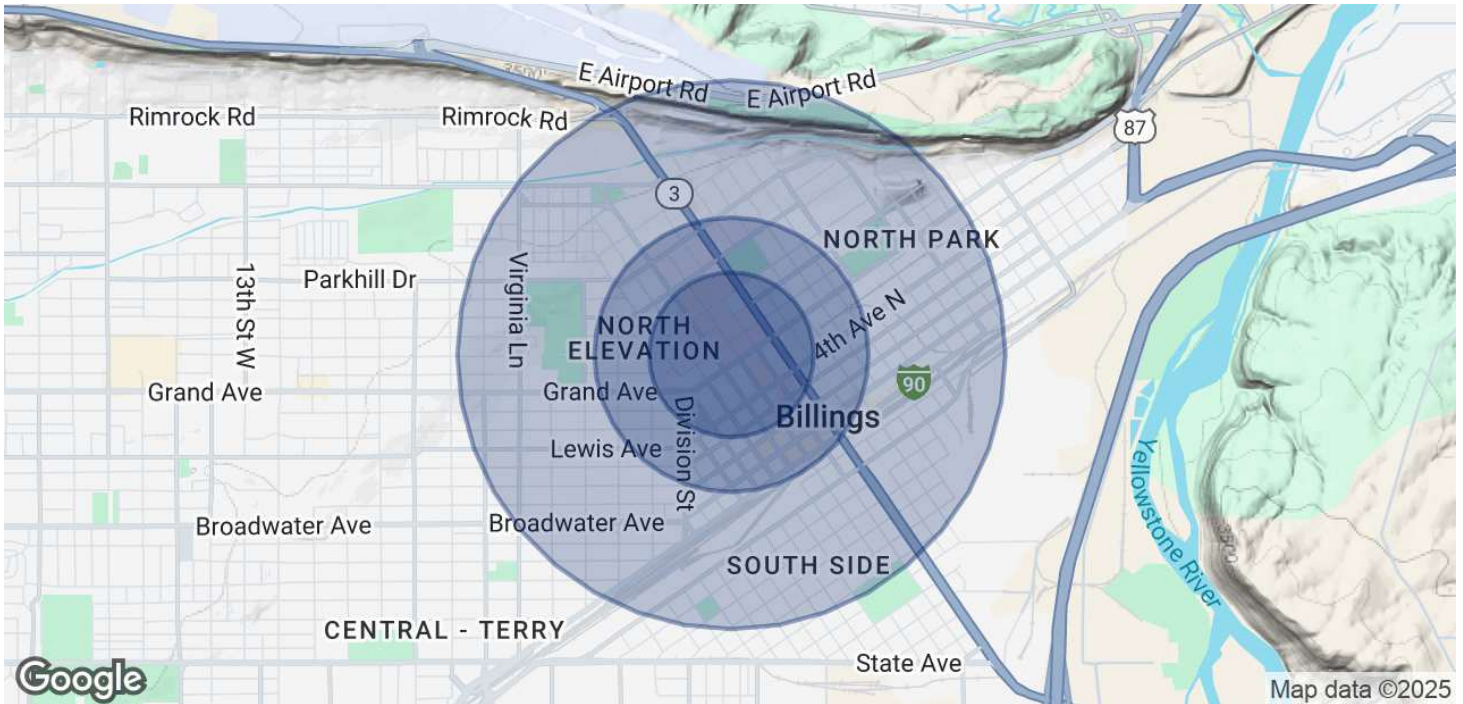


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	457	3,139	12,641
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	1,646	6,140
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$67,776	\$65,396	\$67,139
Average House Value	\$354,472	\$351,472	\$356,448

Demographics data derived from AlphaMap

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