



2825 3rd Avenue North

Billings, Montana 59101

OPPORTUNITY ZONE PROPERTY

Property Highlights

- 72,186 gross SF of building with 12,136 SF of basement space & 60,050 SF of above grade office space & common areas
- 42,000 SF of land
- Built in 1954 & continuously remodeled
- Wet pipe sprinkler system
- Backup power generator
- Fiber to the building
- On-site parking lot
- Clock tower
- Recent upgrades include new HVAC system & the refit of the elevator systems
- Current gross rents are in excess of \$42,000 per month

Property Description

Offered For Sale Exclusively by NAI Business Properties is a landmark downtown Billings Office Building. The Miller Building offers six floors of professional office space with two floors being currently vacant for a new owner/user to finish to suit. Ample on-site parking is attractive to tenants and their customers. Current tenants include BMO Harris Bank, the law firm of Felt, Martin, Frazier, & Weldon PC, and The City of Billings.

OFFERING SUMMARY

Sale Price	\$4,800,000 (\$80 PSF)
Lot Size	42,000 SF
Building Size	60,050 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,685	\$40,428
3 Miles	59,767	\$50,257
5 Miles	101,570	\$54,526

VIEW PROPERTY VIDEO

For more information

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Billings, MT 59101

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For Sale

Office Building

60,050 SF | \$4,800,000



For Sale

Office Building

60,050 SF | \$4,800,000

Parking
Garage

3rd Ave N
Building

Parking

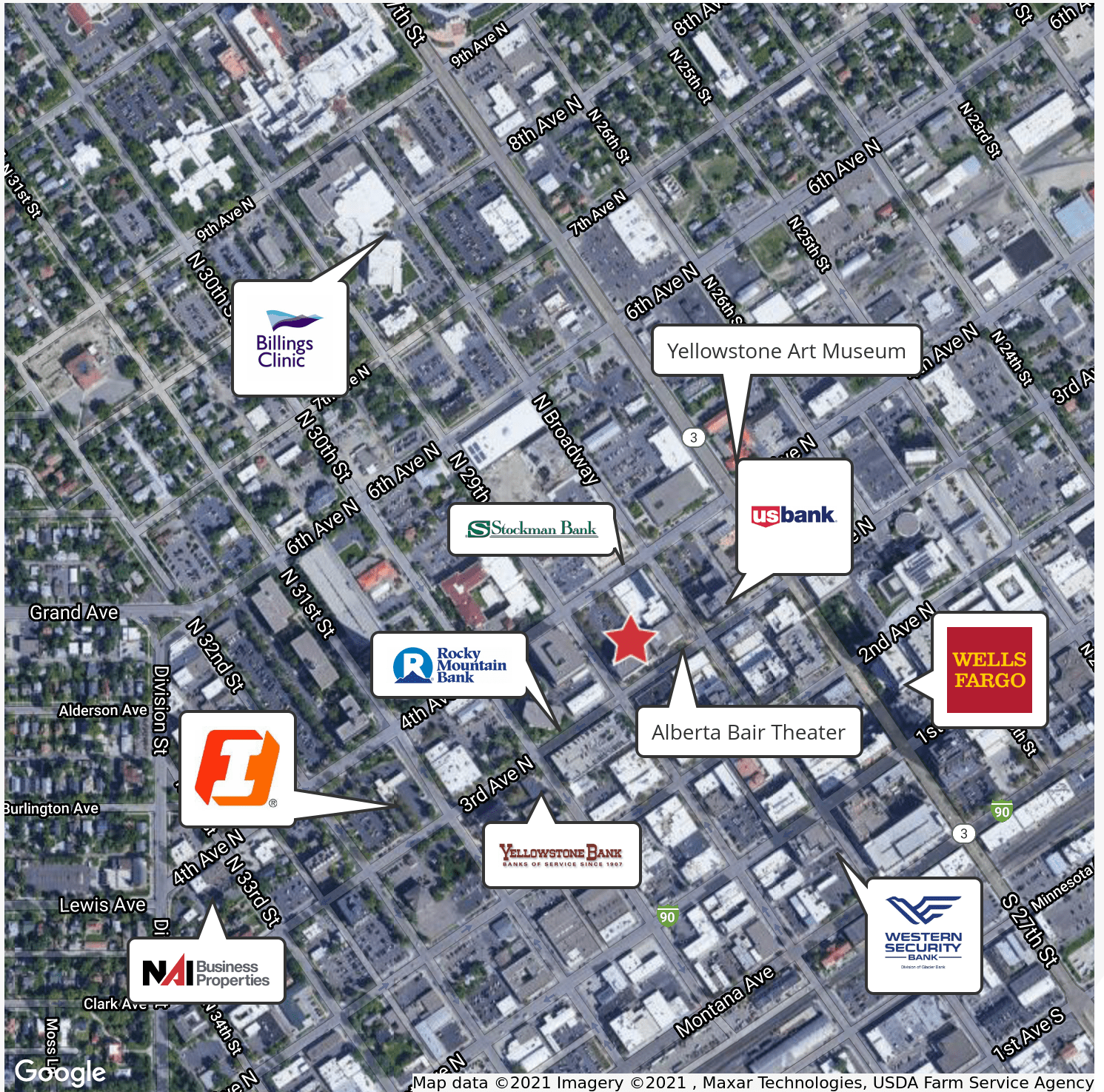
N 28th St

4th Ave N



For Sale

Office Building



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