



Montana Paint Building

2610 Montana Avenue | Billings, Montana 59101

Property Highlights

- Main Floor Retail (3,750 SF)
- Perfect for a Restaurant, Retail Shop or Gallery
- Second and Third Floor Office (3,750 SF per floor)
- Full basement
- Exposed brick
- Industrial beams
- Beautiful view of Historic Montana Avenue

Property Description

Turn of the century building with exposed brick, heavy wood timbers, floor to ceiling windows and off street parking. The Montana Paint Building is perfectly poised for redevelopment.

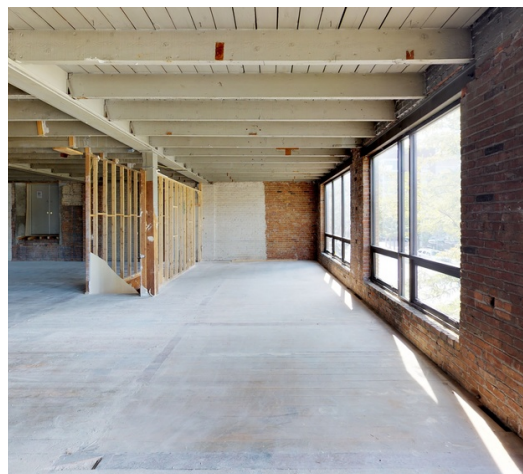
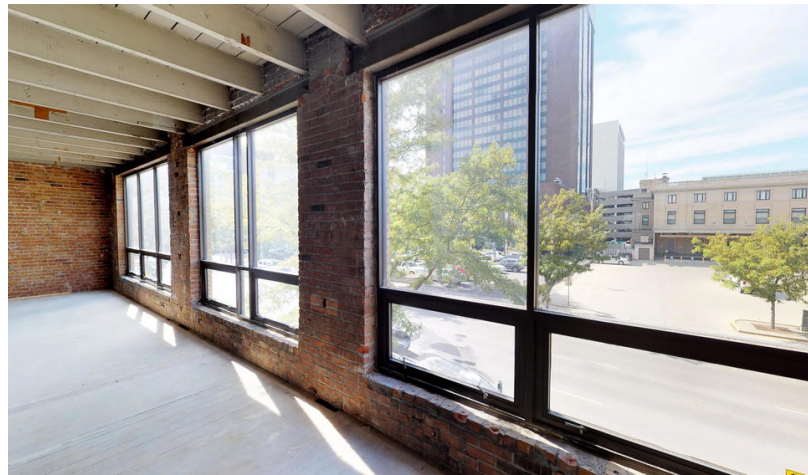
Sale Price: \$575,000

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	3
Lot Size:	3,750 SF
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,547	23,474	41,782
Total Population	8,081	55,039	98,620
Average HH Income	\$37,526	\$49,738	\$53,565





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FOR SALE



RETAIL/OFFICE



15,000 SF

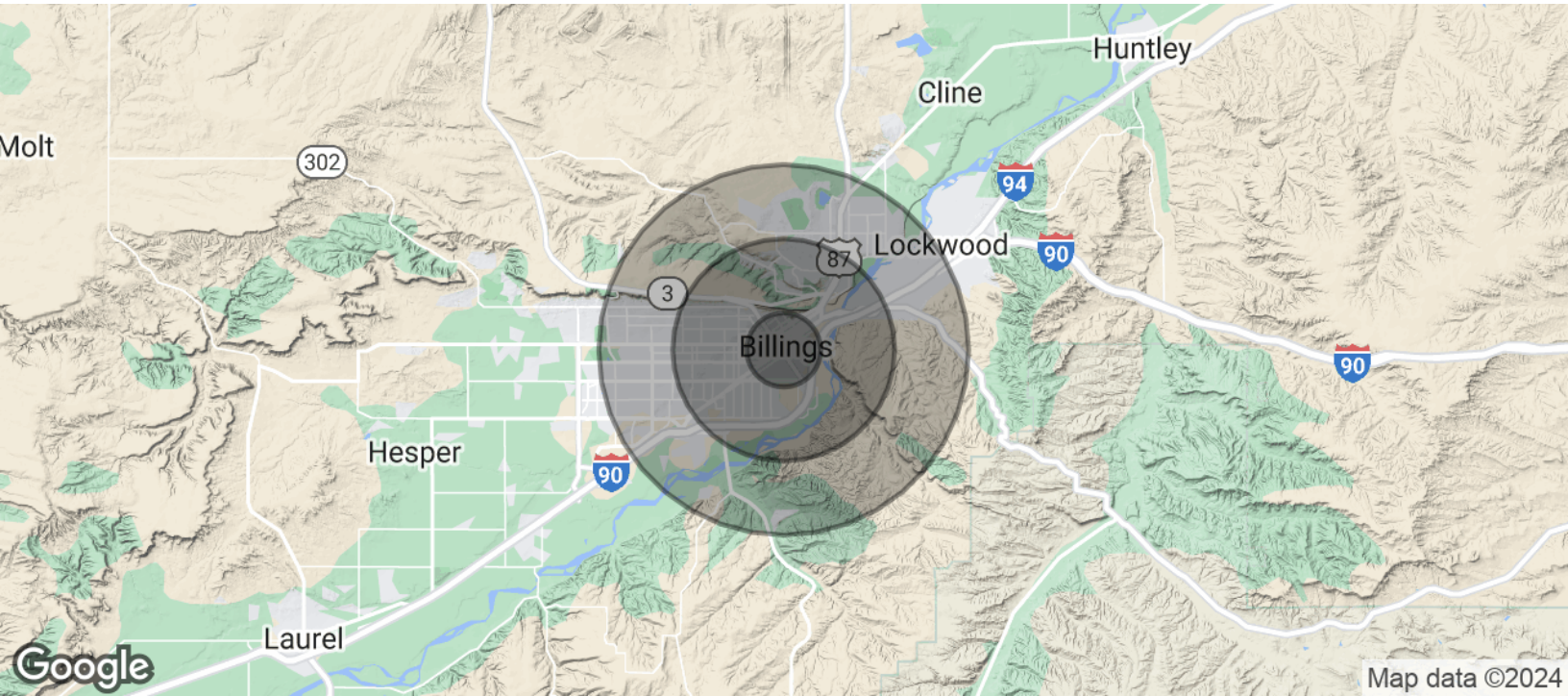


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,081	55,039	98,620
Average Age	35.4	34.4	35.8
Average Age (Male)	35.1	33.4	34.4
Average Age (Female)	34.8	36.2	37.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,547	23,474	41,782
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$37,526	\$49,738	\$53,565
Average House Value	\$165,985	\$149,917	\$159,880

* Demographic data derived from 2020 ACS - US Census

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