



# 735 Grand Ave

Billings, Montana 59102

## Property Highlights

- 8,379 SF office building
- Built in 1978, renovated in 2003
- Zoned NMU-Neighborhood Mixed-Use
- Well-maintained and updated
- Versatile for various business uses
- Prime location on Grand Avenue
- Ideal for office building an owner user

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	8,379 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	663	2,428	7,493
Total Population	1,329	4,960	15,063
Average HH Income	\$60,976	\$63,281	\$66,370

## Property Description

This stunning 8,379 SF office building at 735 Grand Ave presents a prime investment or owner users opportunity. Originally constructed in 1978 and refurbished in 2003, the property is exceptionally well-maintained. Zoned for Neighborhood Mixed-Use, it offers versatility for a range of business endeavors. Located on Grand Avenue, this property boasts exceptional frontage with over 18,000 vehicles per day.

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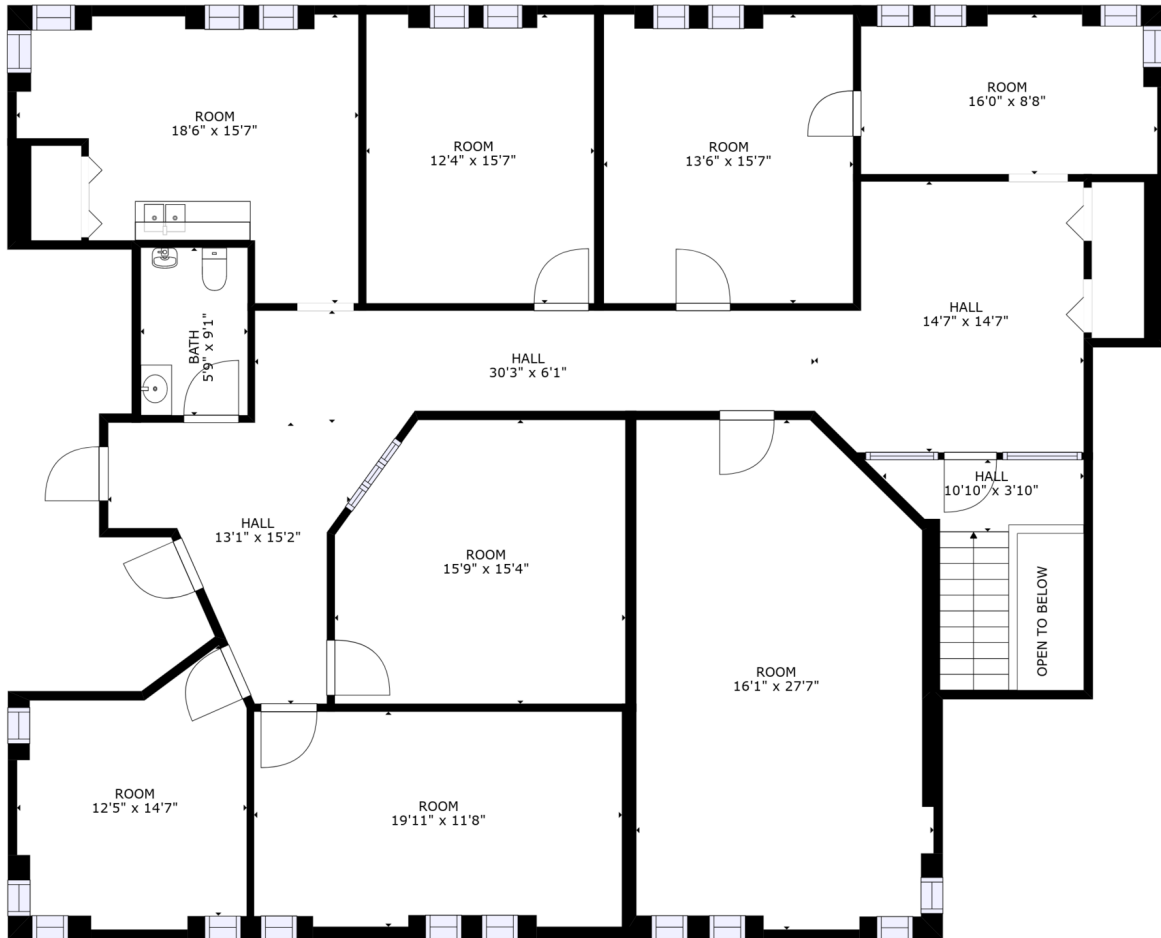




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GROSS INTERNAL AREA  
 FLOOR 1: 2571 sq. ft, FLOOR 2: 1113 sq. ft  
 FLOOR 3: 2544 sq. ft  
 TOTAL: 6228 sq. ft

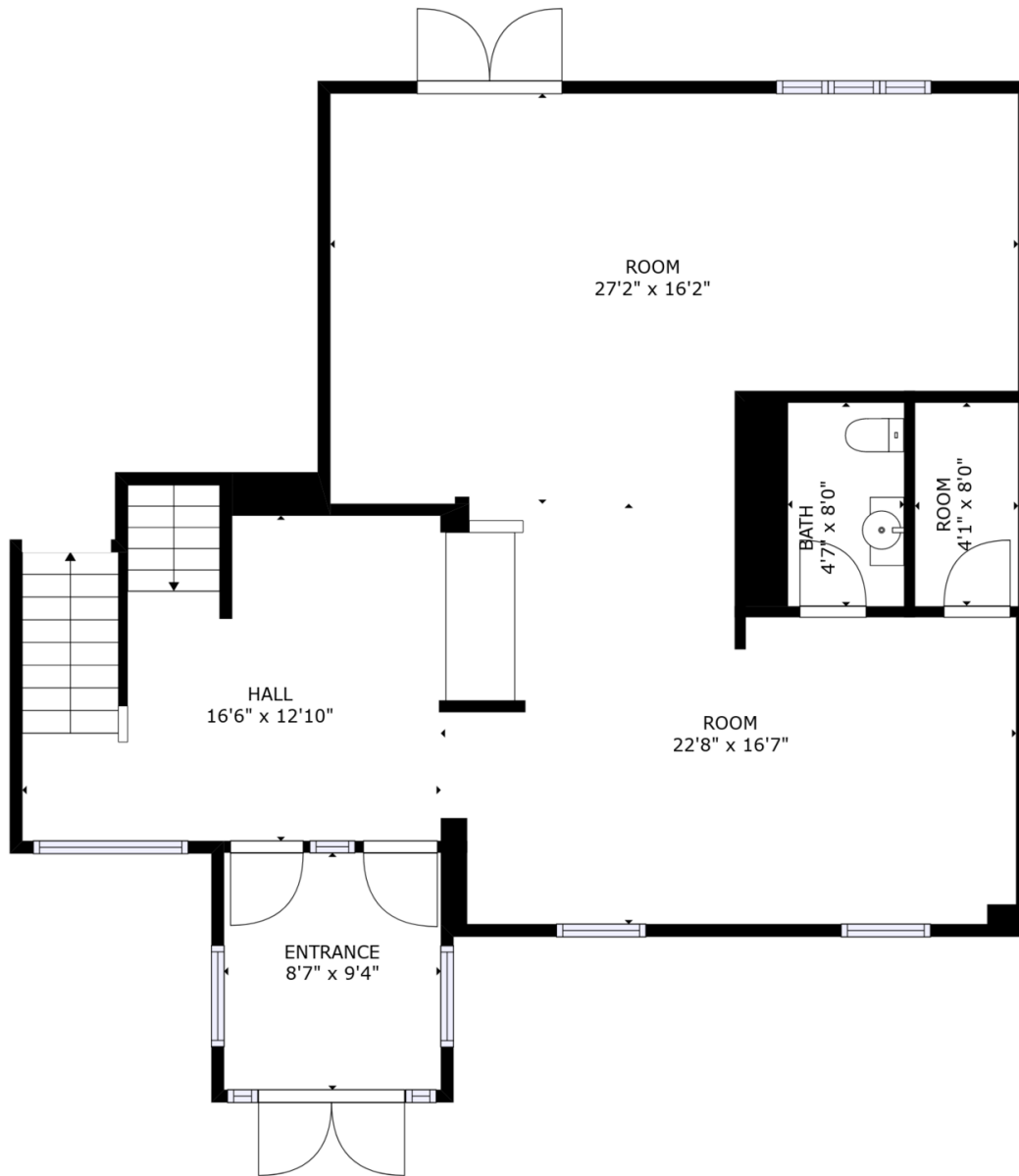
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

Lower Level





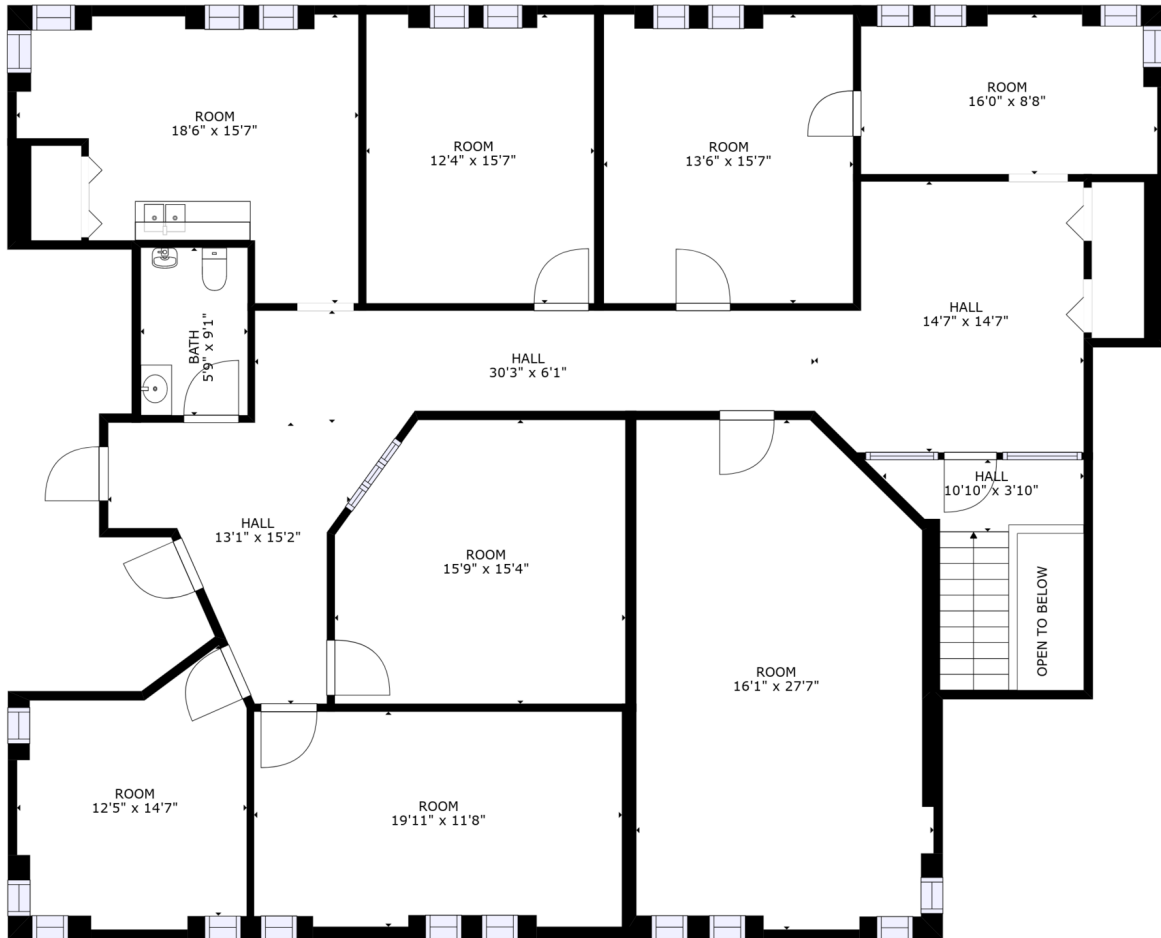
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Main Floor





GROSS INTERNAL AREA  
 FLOOR 1: 2571 sq. ft, FLOOR 2: 1113 sq. ft  
 FLOOR 3: 2544 sq. ft  
 TOTAL: 6228 sq. ft

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FLOOR 3

Upper Level



<https://www.naibusinessproperties.com>

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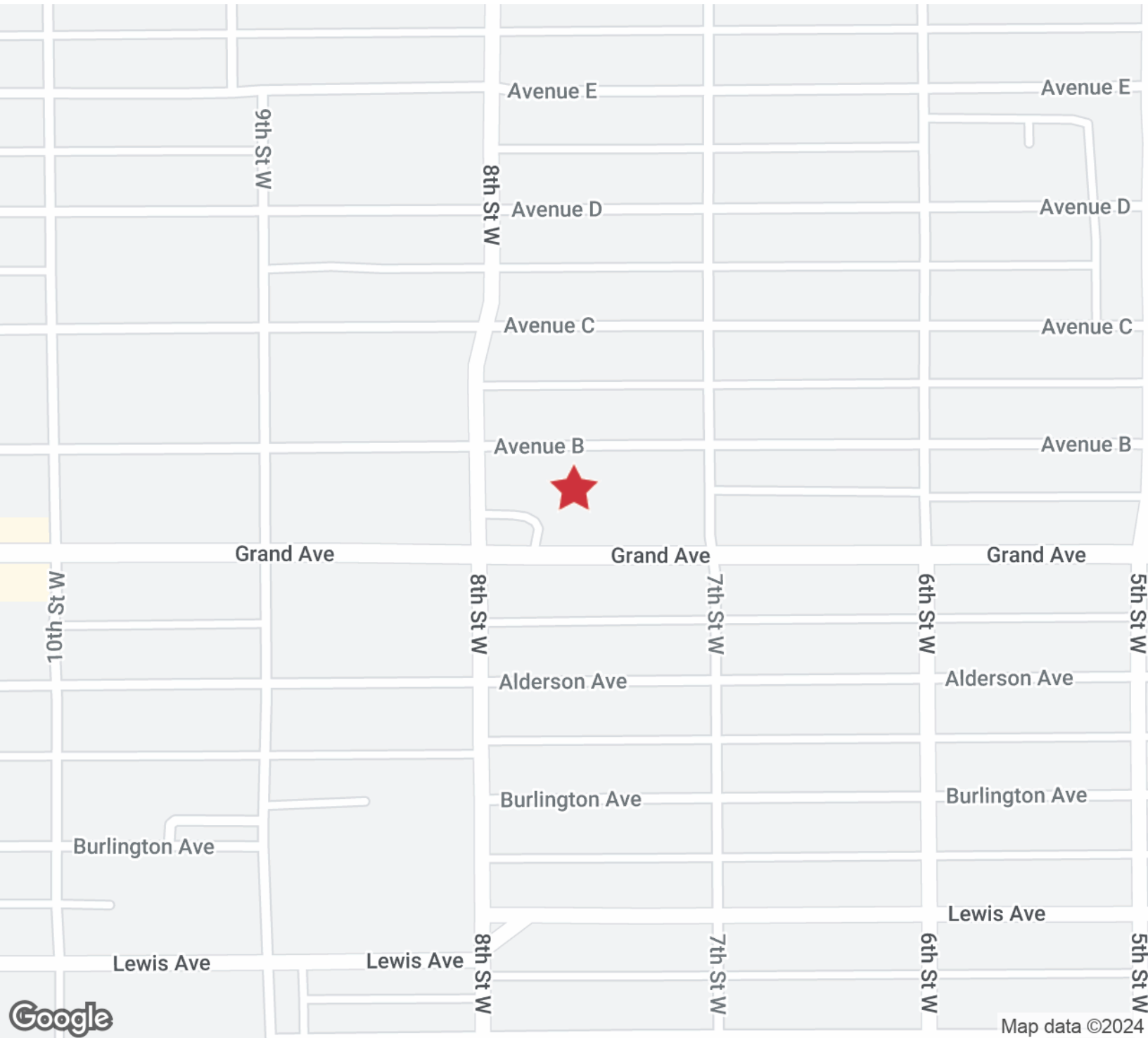
**FOR SALE**



**OFFICE**



**8,379 SF**

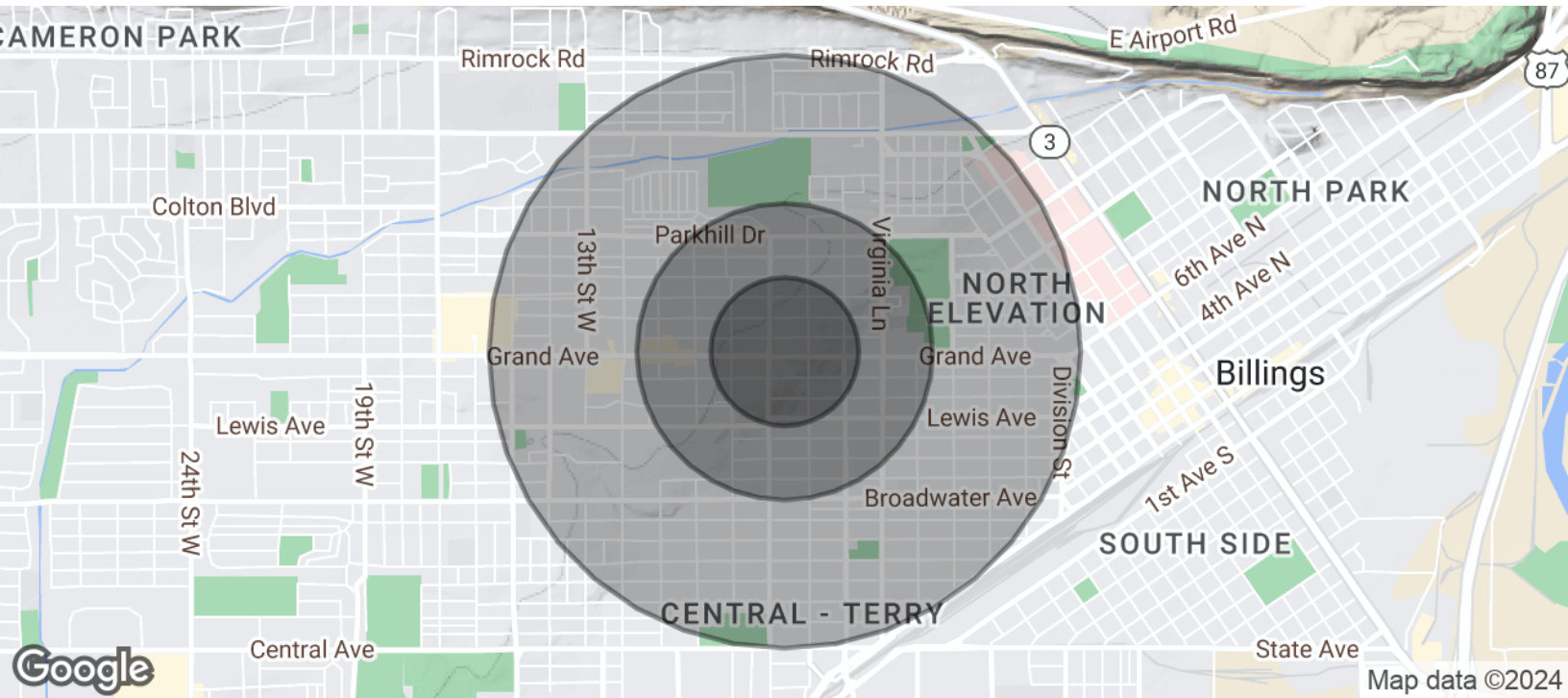


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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,329	4,960	15,063
Average Age	31.3	31.8	35.5
Average Age (Male)	31.4	31.8	33.2
Average Age (Female)	31.0	32.4	38.0

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	663	2,428	7,493
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$60,976	\$63,281	\$66,370
Average House Value	\$207,520	\$215,711	\$212,602

2020 American Community Survey (ACS)

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