



## Rocky Mountain Bank Building

1410 38th Street West  
Billings, Montana 59102

### Property Highlights

- Price Reduced from \$2,500,000
- Convenient location
- Average Daily traffic on Grand: 10,500+
- Average Daily traffic on Shiloh: 17,000+
- Setup to operate as two separate spaces:  
Approximately 5,584 & 1,654 SF
- Coffee or Quick Serve Drive Thru lane built on west side
- 2 Drive-thru windows
- 39 Parking Spaces
- Lot size: 61,719 SF



For more information

**Matt Robertson, SIOR**

O: 406 294 6308

mrobertson@naibusinessproperties.com

**Haley Vannatta, CCIM**

O: 406 294 6317

hvannatta@naibusinessproperties.com

# Highlights

## Bank User

- Convenient location
- 2 Drive-thru lanes plus ATM space
- 13 private offices
- Large conference room
- 2 reception areas
- 3 waiting areas
- 4 teller stations
- 2 safe rooms
- 2 copy/work rooms
- 2 break rooms

## Owner/User/Investor

- Divisible space for two entities - Approx 1,654 & 5,584 SF
- Drive through access on both West and East side of the building
- 11,000 Average Daily Traffic Count (Grand Avenue)
- 17,600 Average Daily Traffic Count (Shiloh Road)
- Vacant September 1
- Building does not include fire sprinklers
- Operating expenses available upon request

## Virtual Tour





## Additional Photos

**Separately  
Metered utilities**

**Drive-Thru  
Window**



**Two Separate Entrances**



## Additional Photos

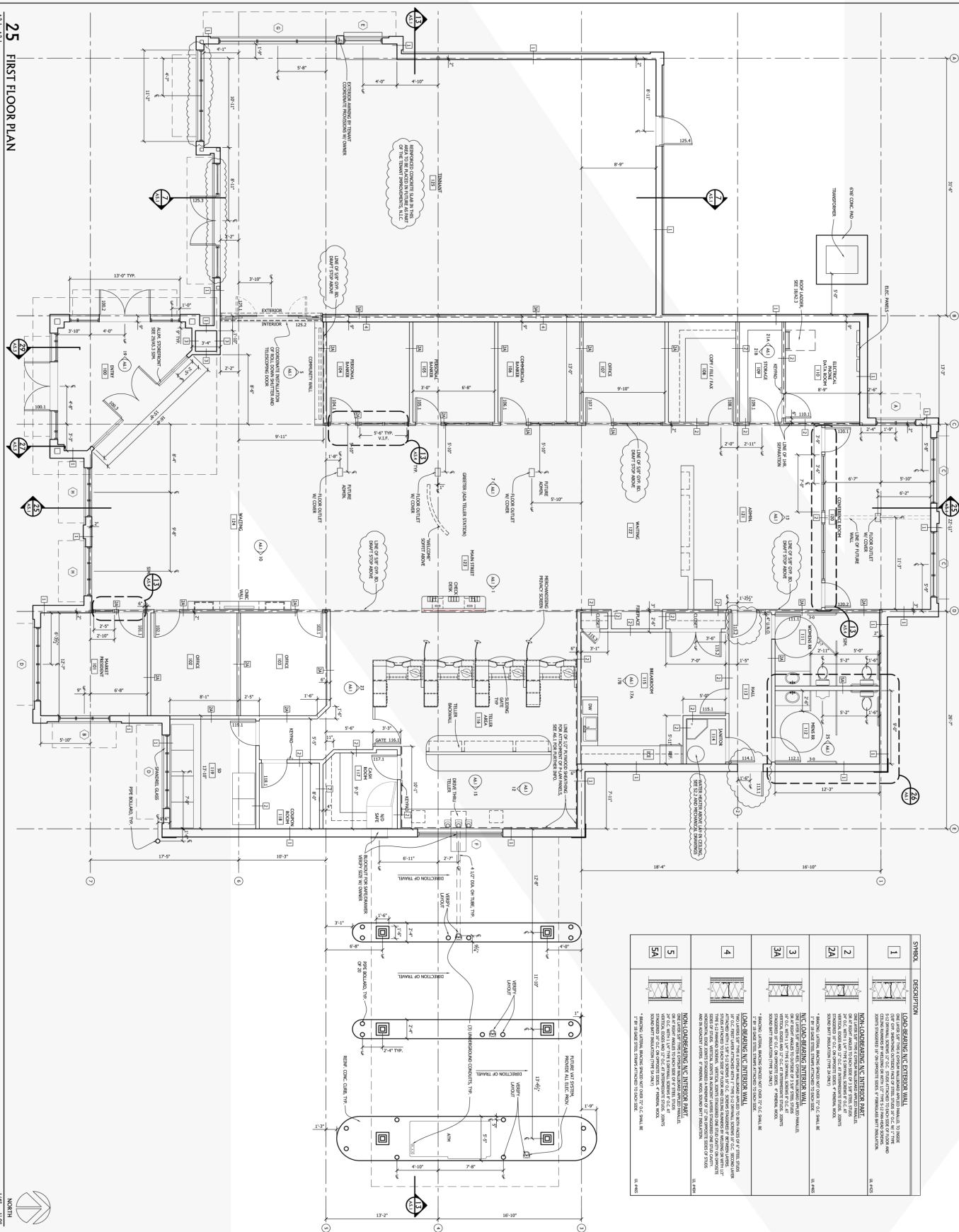




## Additional Photos



## 25 FIRST FLOOR PLAN

[illegible]



# Office Building

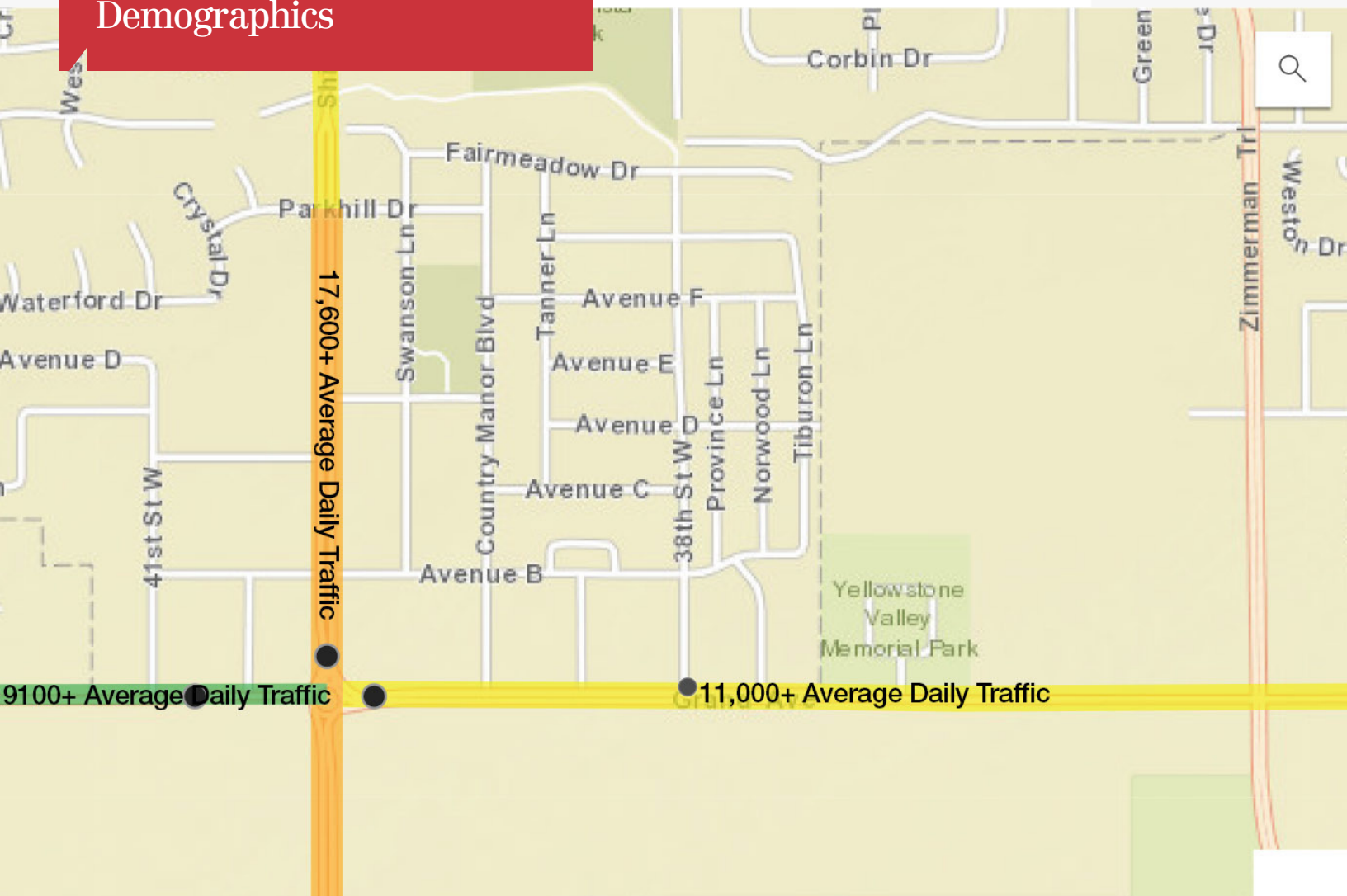
A map of a commercial area in Bozeman, Montana, centered around the intersection of Grand Avenue and Central Avenue. A red star marks the location of an office building for sale. The map is overlaid with various business logos and names, each enclosed in a speech bubble or box. The logos include Subway, UBB, Hometown Brokers, Albertsons, Mackenzie's, BE Bistro ENZO, First Interstate Bank, City Vineyard, Granite Health & Fitness, Local Kitchen & Bar, City Brew, Target, Little Horn State Bank, Carbon's Pizzeria & Pub, Yellowstone Bank, Wendy's, Stockman Bank, and First Federal Bank & Trust. The map also shows major roads like Rimrock Road, Grand Avenue, Central Avenue, and King Avenue West. A red banner in the top left corner contains the text: "For Sale Office Building 7,641 SF | \$2,100,000".



406 256 5000 tel

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# Demographics



## Demographics

Total Households  
Total Persons Per Household  
Average Household Income  
Average House Value

## 1 Mile

3,266  
2.3  
\$69,275  
\$243,065

## 3 Mile

17,0542.3\$69,295\$223,946  
  
38,39142.840.344.2

Total Population  
Median Age  
Median Age (Male)  
Median Age (Female)

266  
46.5  
42.1  
49.5