

# SALE

## 2048 OVERLAND AVE

2048 Overland Ave Billings, MT 59102



**SALE PRICE** \$1,700,000

**BUILDING SIZE** 12,387 SF

**Todd Sherman**  
406 570 8961

**Nathan Matelich, CCIM**  
406 781 6889



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Sale Price

**\$1,700,000**

### OFFERING SUMMARY

Building Size:	12,387 SF
Lot Size:	29,067 SF
Number of Units:	10
Price / SF:	\$137.24
Year Built:	1984
Zoning:	CMU2-Corridor Mixed Use 2

### PROPERTY OVERVIEW

- \*12,387 SF Office Building for Sale
- \* 2 Story Building with 6,436 SF 1st Floor and 5,951 SF 2nd Floor
- \*Common Area Restrooms
- \*ADA Accessible with Elevator
- \*Ideal Owner Occupied Investment Property

### LOCATION OVERVIEW

2048 Overland is a professional office building conveniently located on the west end of Billings with easy highway access. Office building is moments away from Costco, shops and restaurants. Set up perfectly for any small business owner that needs a professional setting such as a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.

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### RENT ROLL:

UNIT #	SIZE	MONTHLY RENT	PRICE/SF/YR
101	3,514 SF	\$4,223.00	\$13
102A	1,250 SF	\$1,612.00	\$15
102B	645 SF	\$725.00	\$13.49
102C	350 SF	\$637.00	\$21.84
201A	3,630 SF	VACANT	-
201B	320 SF	\$595.00	\$22.31
201C	320 SF	\$595.00	\$22.31
203A	891 SF	VACANT	-
203B	250 SF	\$400.00	\$19.20
203C	270 SF	\$450.00	\$20
203D	250 SF	VACANT	-



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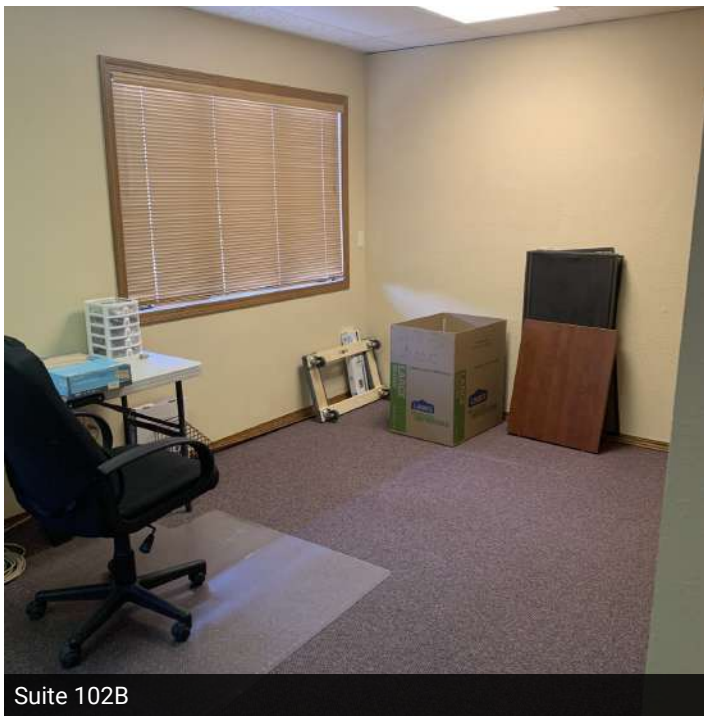
2048 Overland Ave Billings, MT 59102



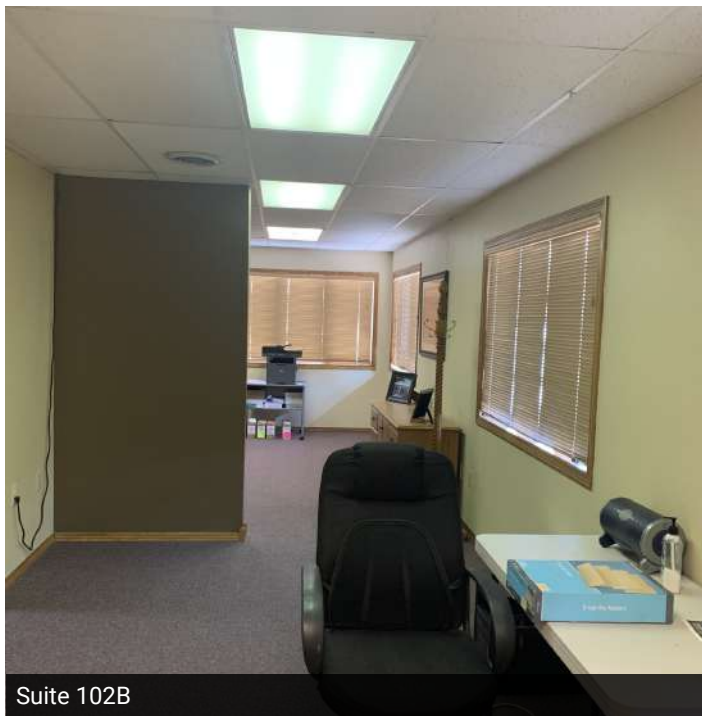
Suite 102A



Suite 102A



Suite 102B



Suite 102B

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Suite 102C



Suite 102C



Suite 202



Suite 202

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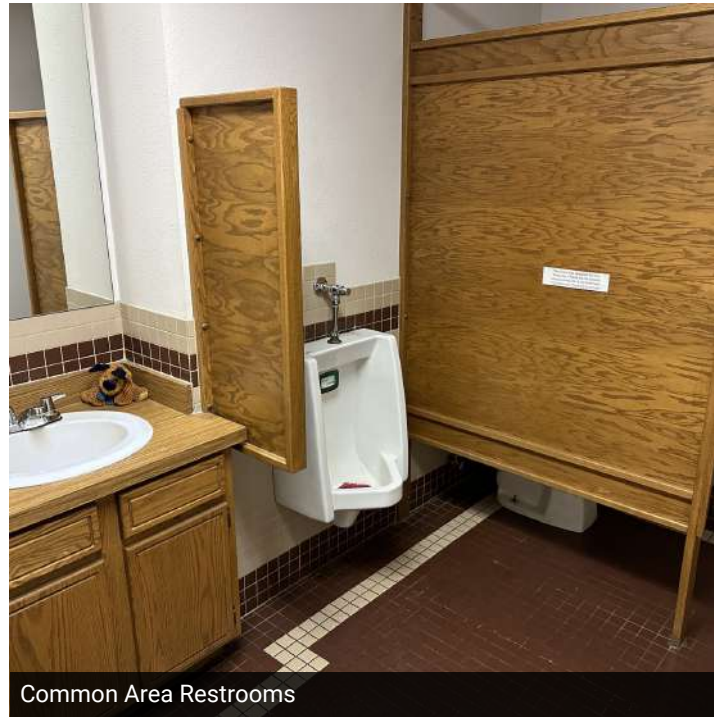
Suite 203



Suite 203



Suite 203



Common Area Restrooms

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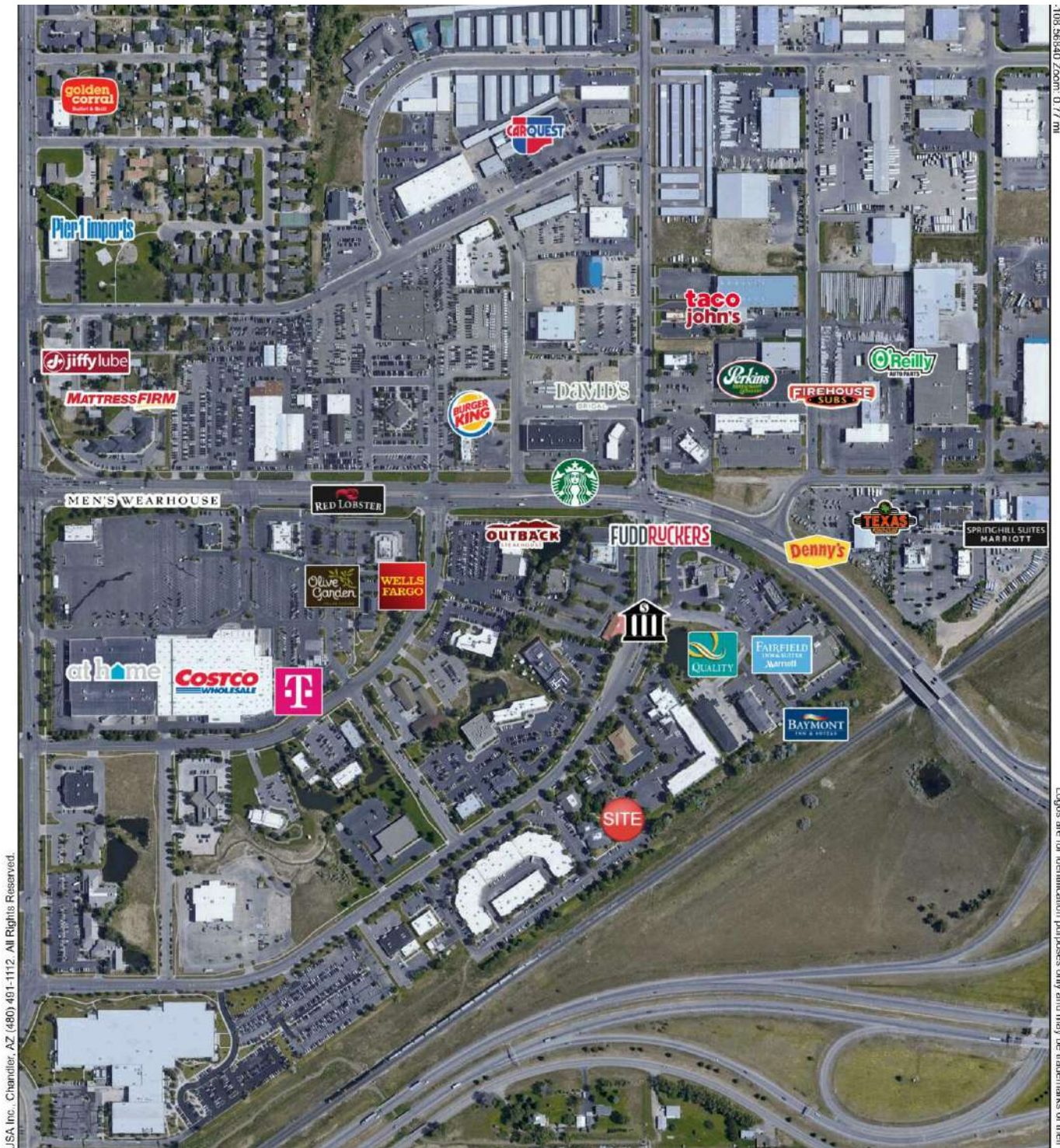


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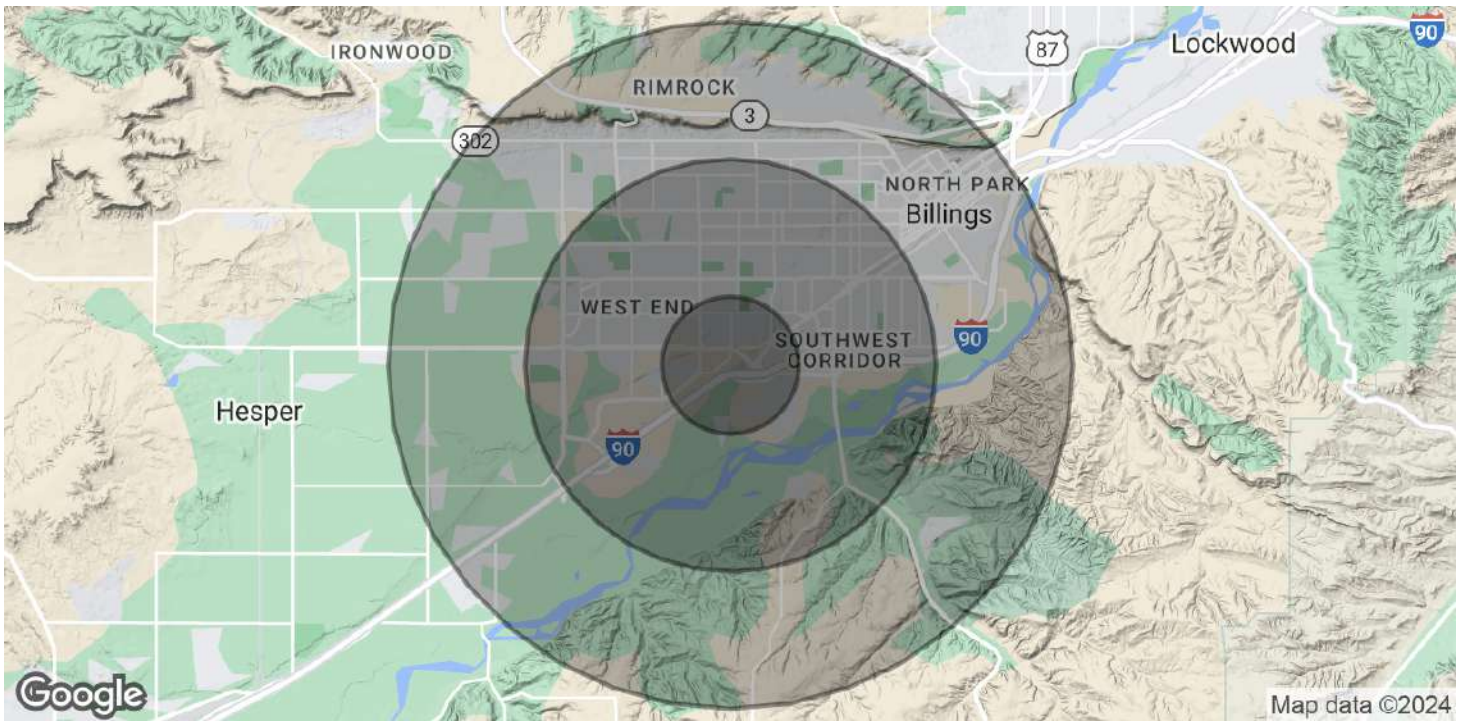
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,433	47,905	84,627
Average Age	36.6	39.3	39.8
Average Age (Male)	31	36.8	38.2
Average Age (Female)	41.9	41.5	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,093	23,424	40,140
# of Persons per HH	2.2	2	2.1
Average HH Income	\$60,657	\$67,868	\$77,436
Average House Value	\$171,457	\$210,327	\$239,287

\* Demographic data derived from 2020 ACS - US Census

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