



FOR SALE



CUSTOM CLASS A OFFICE
BUILDING



4,754 SF
.34 ACRES



1631 Zimmerman Trail

1631 Zimmerman Trail | Billings, Montana 59102

Property Highlights

- Custom Built Class A Office Building
- Prime location with excellent visibility and frontage
- 4,754 square feet
- 9 large offices, 2 large conference rooms, 4 ADA restrooms (1 with shower)
- Beautiful kitchen, reception, and patio
- Custom designed built-ins
- Space could be demised and split into two units with multiple entrances
- Modern architecture with butterfly roof system
- Contact Tyler Samson for information and showings

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	0.34 Acres
Building Size:	4,754 SF

DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

Total Households	43,042	61,956	70,715
Total Population	100,695	149,684	172,155
Average HH Income	\$99,489	\$98,309	\$98,832

Property Description

Custom Class A Office Building For sale. Prime West Billings location.

Tyler Samson

Commercial Sales Agent | C: 406.671.8257
tsamson@naibusinessproperties.com



<https://www.naibusinessproperties.com>

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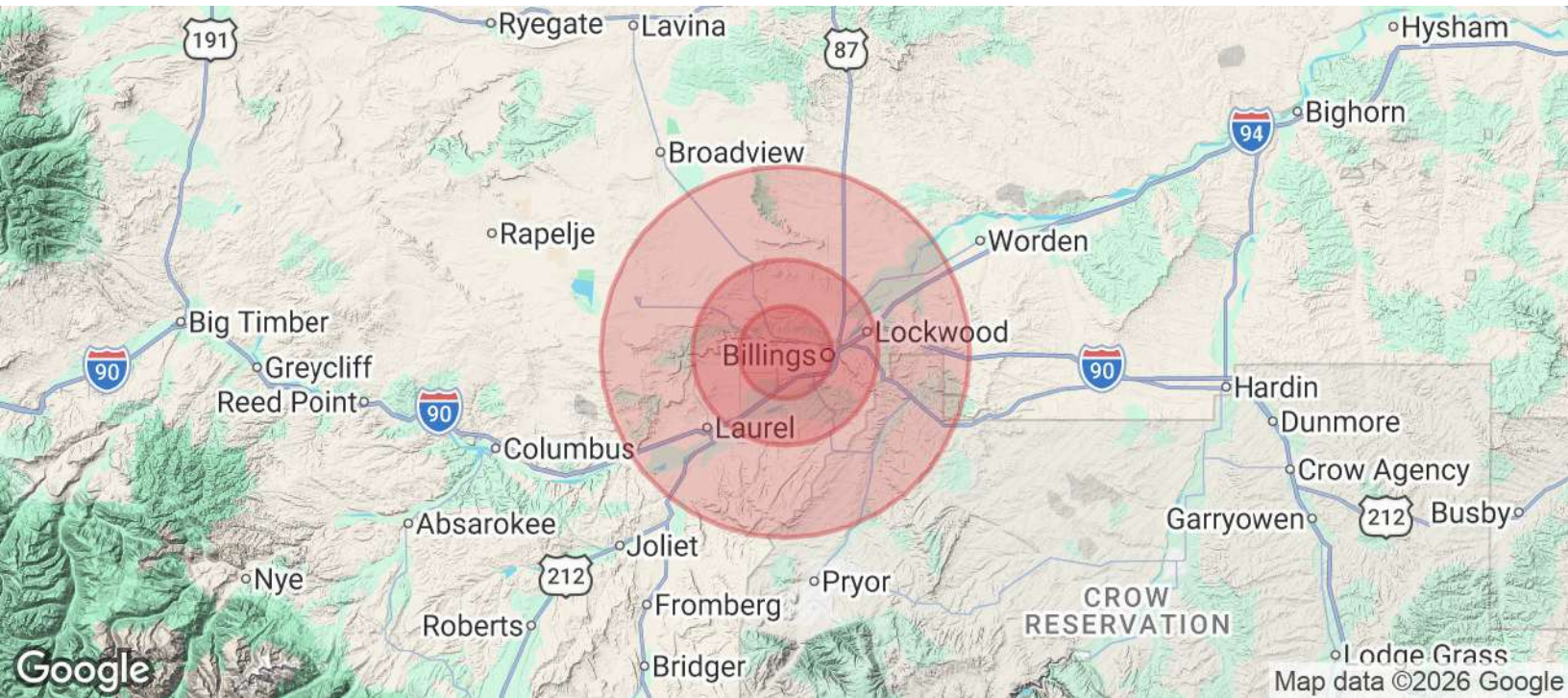
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POPULATION

5 MILES

10 MILES

20 MILES

Total Population	100,695	149,684	172,155
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME

5 MILES

10 MILES

20 MILES

Total Households	43,042	61,956	70,715
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$99,489	\$98,309	\$98,832
Average House Value	\$422,260	\$414,153	\$418,603

2020 American Community Survey (ACS)

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