



# 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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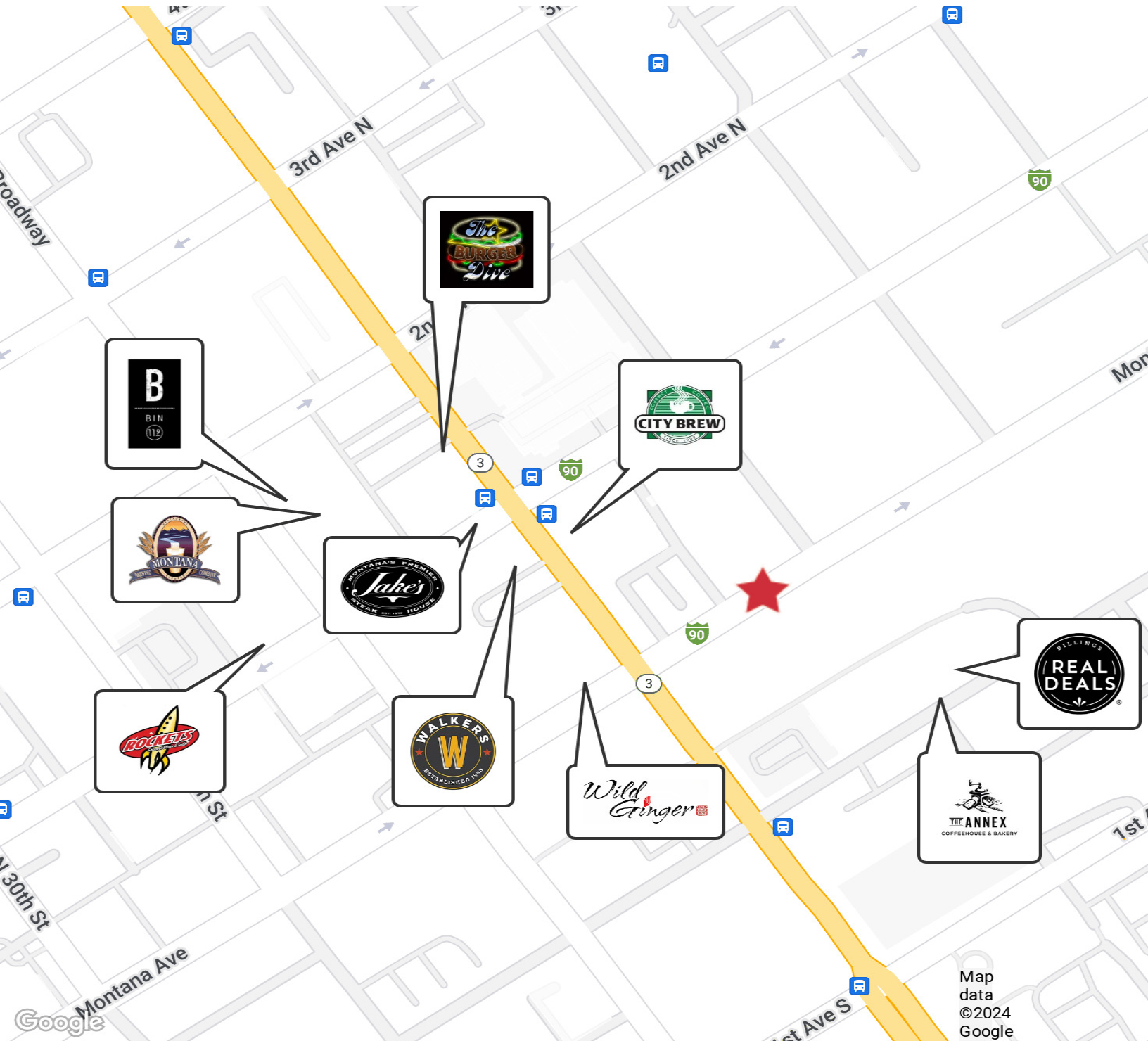
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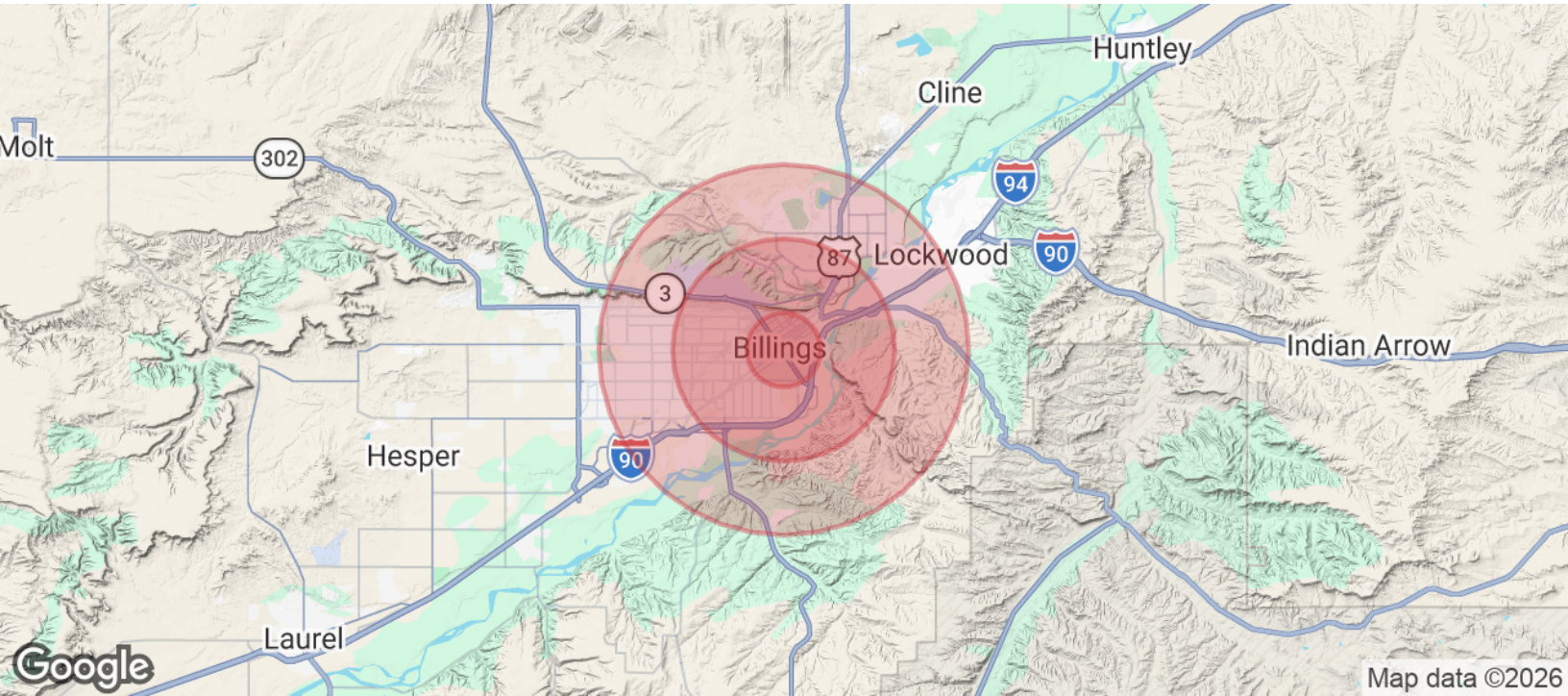
FOR SALE



RETAIL/OFFICE



15,000 SF



Map data ©2026

## 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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