

OFFICE SPACE FOR SALE

West End Billings Medical Office

4033 Avenue B, Billings, MT 59106

5,575 SF | \$2,230,000

NAI Business Properties





360° VIRTUAL TOUR

Property Highlights

- Premium Build by Jones Construction in 2012
- Well-maintained and ready for immediate occupancy
- Designed to support medical or general office users
- Plumbing stubbed to all exam rooms
- Freshly resurfaced parking lot
- Additional East lot area dedicated for future expansion
- Highly coveted Northwest location in Billings

Property Description

This property offers an exceptional opportunity for an ambitious practitioner looking to elevate their brand, an expanding regional practice seeking a flagship location, or a savvy medical office investor looking for a premium asset. Every square foot has been meticulously designed to maximize patient flow, optimize retail conversions, and support the highest standards of modern health.

Offering Summary

Sale Price:	\$2,230,000
Number of Units:	1
Lot Size:	40,000 SF
Building Size:	5,575 SF





For Sale

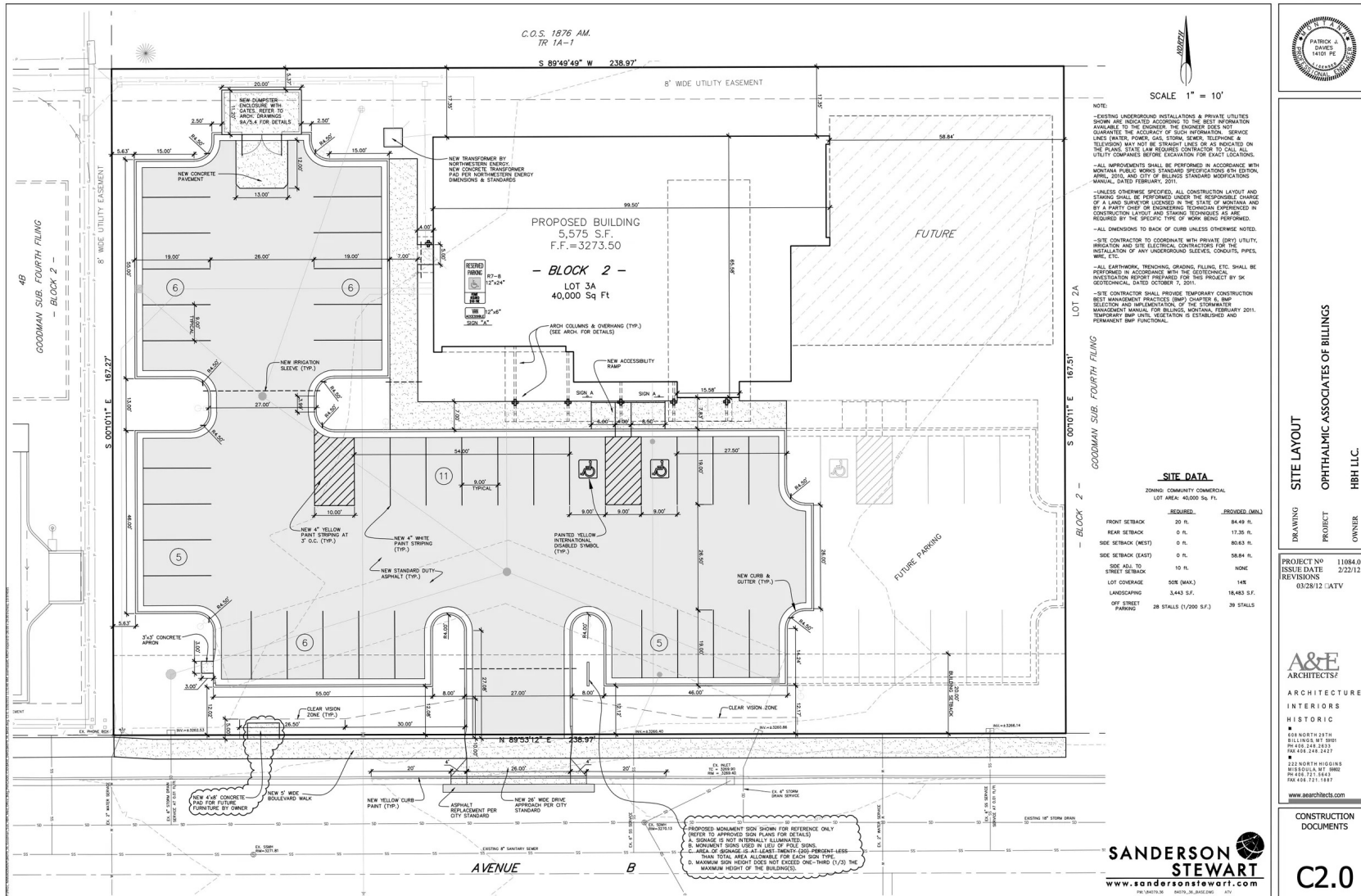
5,575 SF | \$2,230,000
Office Space



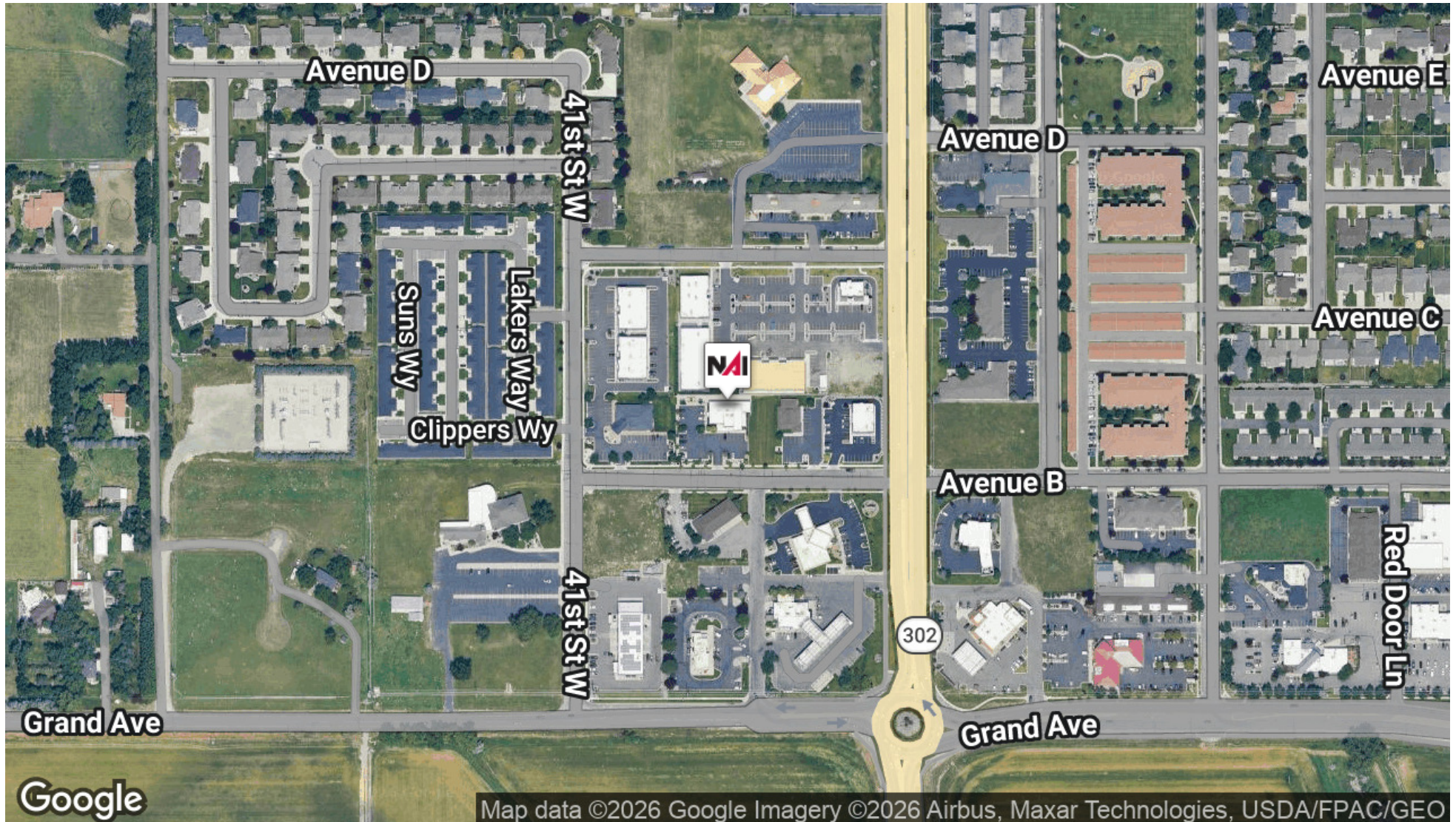
BROCHURE

4033 Avenue B, Billings, MT 59106

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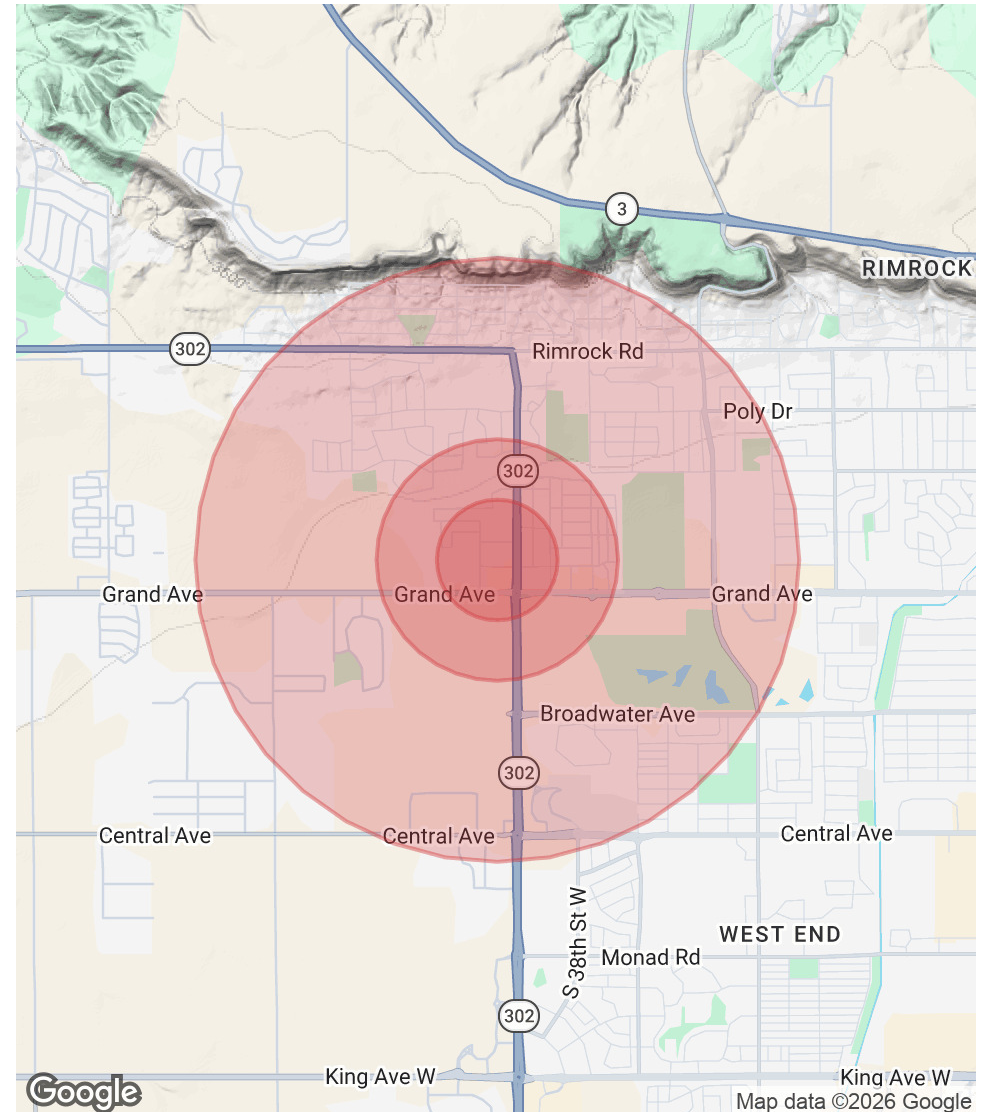




Population	0.25 Miles	0.5 Miles	1.25 Miles
Total Population	327	1,294	10,712
Average Age	46.2	45.7	44.9
Average Age (Male)	46.0	45.4	44.3
Average Age (Female)	46.6	46.2	45.8

Households & Income	0.25 Miles	0.5 Miles	1.25 Miles
Total Households	134	547	4,364
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$149,201	\$137,368	\$144,900
Average House Value	\$465,147	\$441,260	\$425,027

2023 American Community Survey (ACS)





Jake Hedge, CCIM

Broker

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Professional Background

Jake is a licensed real estate broker and has been actively involved in many facets of the real estate industry since 2017. His passion for commercial real estate began while gaining valuable experience working in commercial banking.

Jake earned degrees in both Accounting and Finance while playing competitive golf for the University of Wyoming. Additionally, Jake holds his Certified Commercial Investment Member (CCIM) designation. The CCIM designation denotes that the broker has completed advanced coursework in financial and market analysis and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Areas of experience and expertise:

- Acquisitions and dispositions of retail, office, multi-family, and industrial properties
- Leasing of retail, office, and industrial properties
- Statewide retail site selection
- Real estate and business valuations
- Investment property financial analysis

NAI Business Properties
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