



Vista Square

4018 Montana Sapphire Drive | Billings, Montana 59106

Property Highlights

- Class A, New Construction
- Prime West End Location
- High Visibility
- On-Site Parking
- Pro Business Park Setting
- Peace of Mind

Property Description

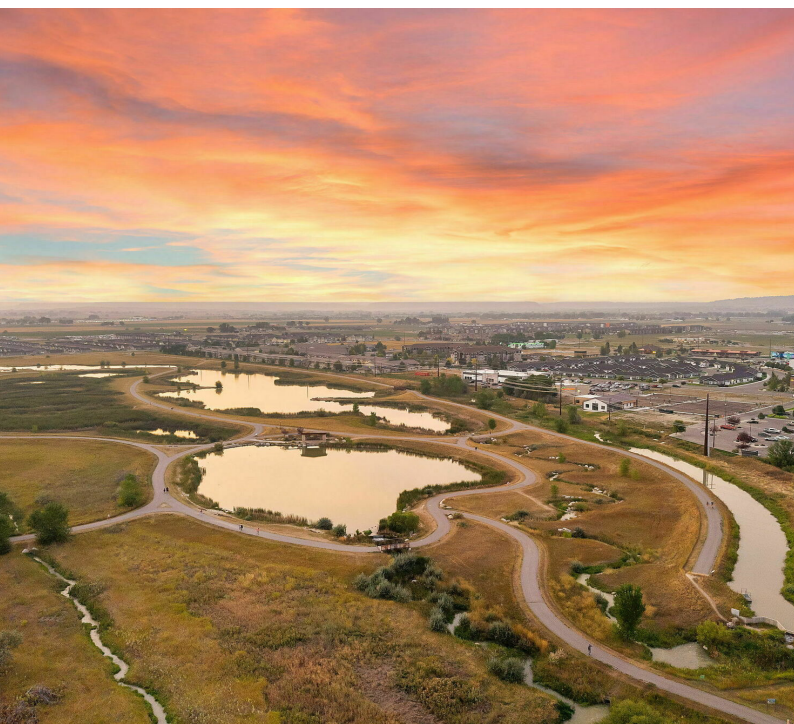
Modern architecture, real visibility, efficient space planning, and a straightforward path to keys. Vista Square is built for established practices ready to look the part and grow. 4018 Montana Sapphire, Condo units A & B are home to Employer Flexible. A beautifully built office space that anchors the growing office park.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	3,410 SF
NOI:	\$115,000.00
Cap Rate:	6.05%

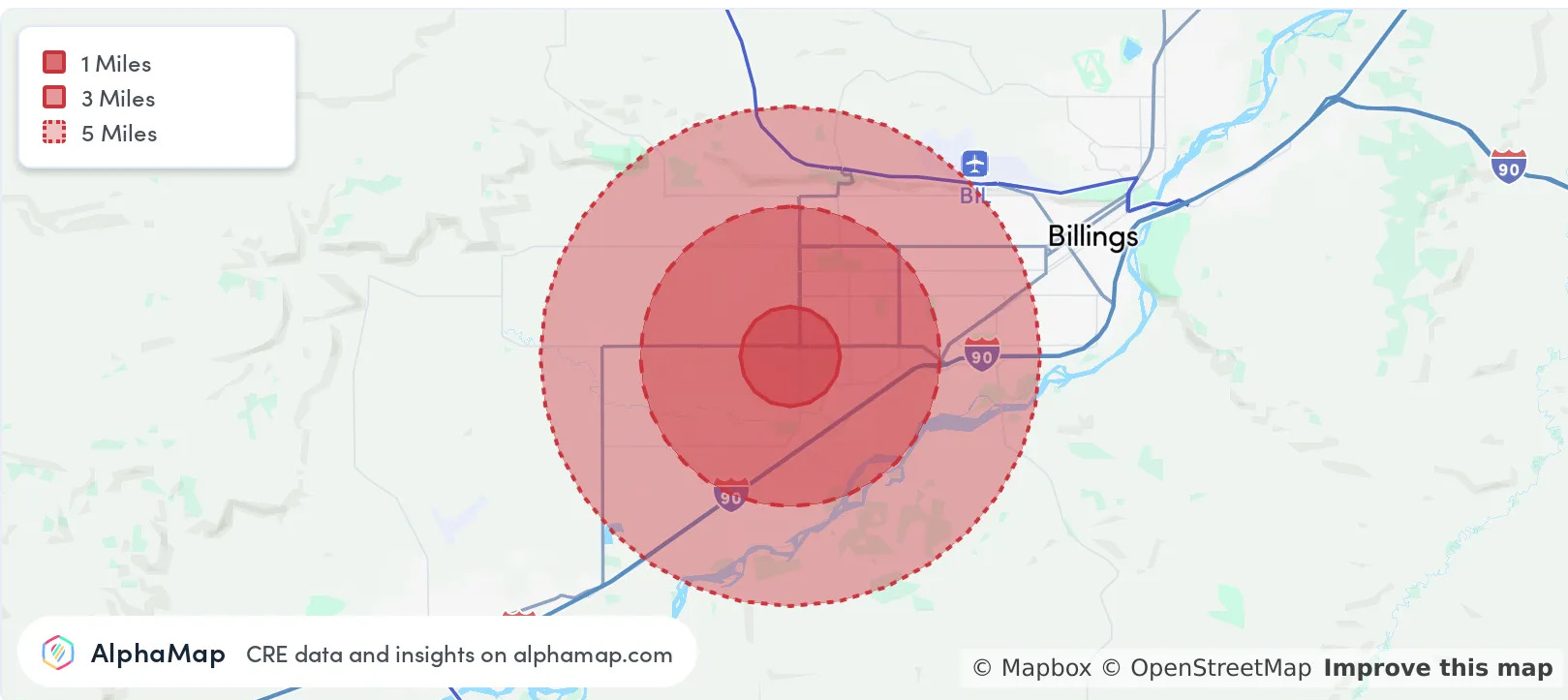
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	688	2,696
Total Population	439	1,447	5,867
Average HH Income	\$100,839	\$104,491	\$97,445





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,867	34,573	83,815
Average Age	40	43	42
Average Age (Male)	38	41	40
Average Age (Female)	41	44	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,696	15,012	35,677
Persons per HH	2.2	2.3	2.3
Average HH Income	\$97,445	\$102,927	\$106,449
Average House Value	\$469,071	\$444,571	\$445,219
Per Capita Income	\$44,293	\$44,750	\$46,282

Map and demographics data derived from AlphaMap

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