



Vista Square

4016 Montana Sapphire Drive | Billings, Montana 59106

Property Highlights

- Class A, New Construction
- Prime West End Location
- High Visibility
- On-Site Parking
- Sizes That Fit
- Own or Lease
- Faster Move-in
- Flexible Buildouts
- Pro Business Park Setting
- Peace of Mind

OFFERING SUMMARY

Sale Price:	\$580,500 - \$1,900,000
Building Size:	5,082 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	709	2,962
Total Population	425	1,483	6,463
Average HH Income	\$95,320	\$93,427	\$94,604

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. Buy one condo or all three. Individual pricing available under additional documents.



Haley Vannatta, CCIM

Supervising Broker | 406.294.6317
hvannatta@naibusinessproperties.com | MT #62446

Caden Vannatta

Commercial Sales Agent | 406.256.5000
cvannatta@naibusinessproperties.com | MT #RRE-RBS-LIC-135457



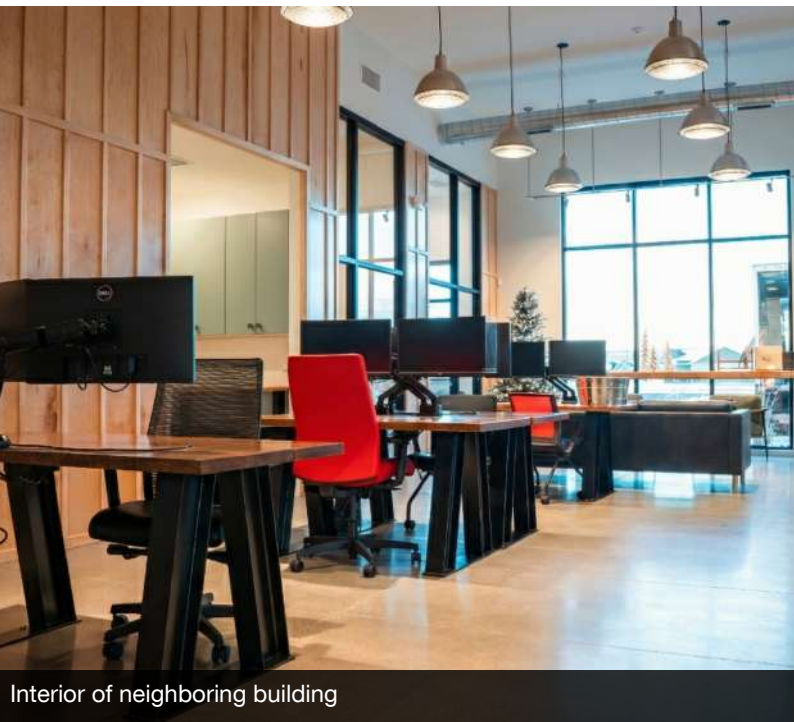
Building Rendering



Site with neighboring building



Aerial view of site

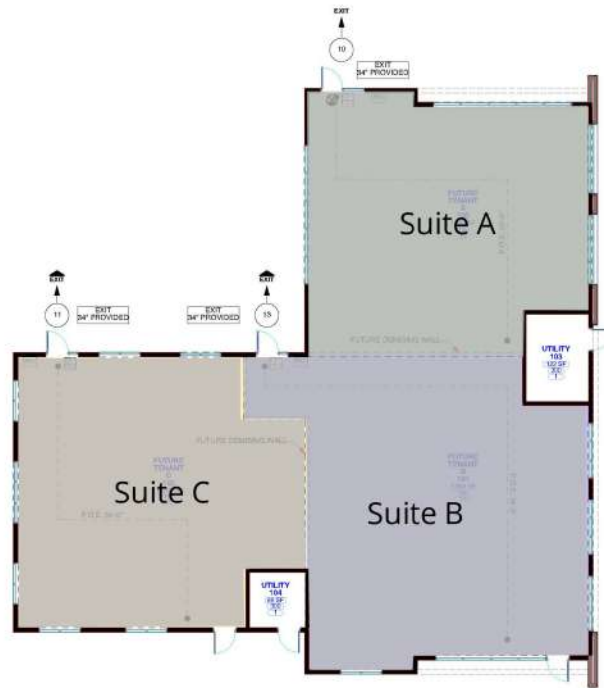


Interior of neighboring building



Interior of neighboring building





Haley Vannatta, CCIM

Supervising Broker | 406.294.6317

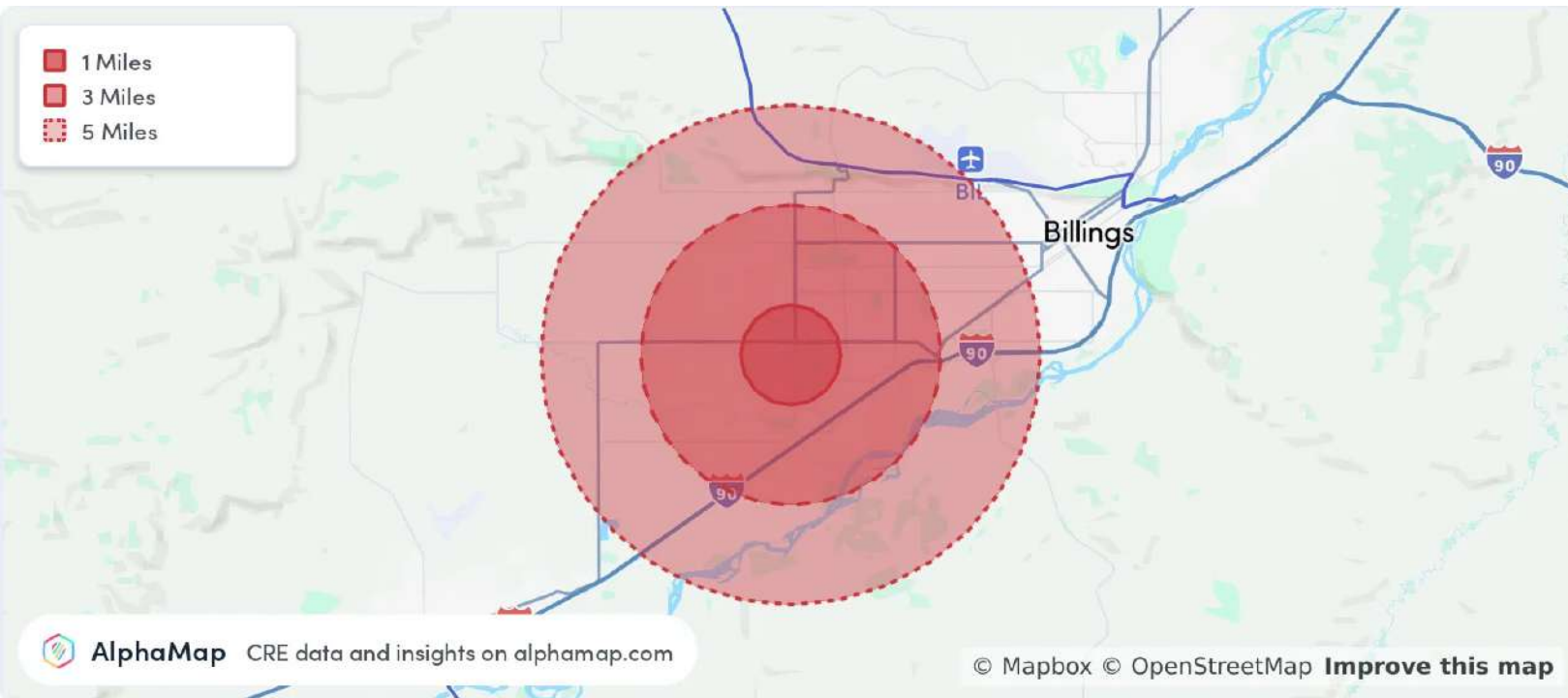
hvannatta@naibusinessproperties.com | MT #62446

Caden Vannatta

Commercial Sales Agent | 406.256.5000

cvannatta@naibusinessproperties.com | MT #RRE-RBS-LIC-135457





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,463	33,725	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	2,962	14,695	35,677
Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,604	\$101,572	\$106,449
Average House Value	\$449,763	\$439,380	\$445,219
Per Capita Income	\$43,001	\$44,161	\$46,282

Map and demographics data derived from AlphaMap



Haley Vannatta, CCIM

Supervising Broker | 406.294.6317
hvannatta@naibusinessproperties.com | MT #62446

Caden Vannatta

Commercial Sales Agent | 406.256.5000
cvannatta@naibusinessproperties.com | MT #RRE-RBS-LIC-135457