

**DOWNTOWN PROPERTY  
FOR SALE | NEW ON MARKET  
SOUTH BILLINGS LOCATION**



- ◆ Approximately 12,231 SF total building space, with 5731 SF on Main Level, 3250 SF on upper level, and 3250 SF in basement, sitting on a 9,802 SF Lot, and located at 2712 Minnesota Avenue, Billings, MT
- ◆ Legal Description: Billings Original Townsite, S03,T01 S, R26 E, Block 190, Lot 11 and 12A (21) (Tax Code: A01285)
- ◆ Property currently is vacant, previously occupied by the Western Bar
- ◆ Property is zoned CBD-Central Business District
- ◆ Property is a refurbish and redevelopment project
- ◆ Sale Price: \$299,000 (approx. \$33 per sq. ft. for main and upper levels)

**Contact Tucker Veltkamp  
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