

# SALE

## 2404 6TH AVENUE NORTH & 510 N 24TH ST

2404 6th Avenue North Billings, MT 59101



**SALE PRICE**

**\$998,000**

**BUILDING SIZE**

**6,975 SF + 1,860 SF Warehouse**



**CLICK TO VIEW VIDEO**

**Michael Speidel**

(406) 601-9695

michael@cbcmontana.com

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### 360° VIRTUAL TOUR

#### PROPERTY HIGHLIGHTS

- 6975 SF Office Building & 1820 SF Shop Space on .64 Acres
- Permissive Zoning - DX Downtown Support
- Fronts busy 6th Avenue North and is only blocks away from Billings Clinic and Intermountain Health with over 14,500 VPD (2024 AADT)
- Office Building could be easily divided into three separate leasable spaces with private bathrooms.
- Located in the Downtown Billings TIF District (TIFD)

#### LOCATION DESCRIPTION

Outstanding opportunity to own a highly adaptable commercial property featuring a recently updated 6,975 SF office building and an additional 1,820 SF shop space. The office layout is ideal for a variety of uses, including professional services, retail, or light manufacturing. The shop offers excellent utility for storage, fabrication, or operations. This property suits both owner-users and investors, with potential for multi-tenant income. Convenient location with strong access and visibility. Rare flexibility makes this a standout asset in today's market.

Landlord is also open to offers to lease all or portions of the property.

#### OFFERING SUMMARY

Sale Price:	\$998,000
Building Size:	6,975 SF

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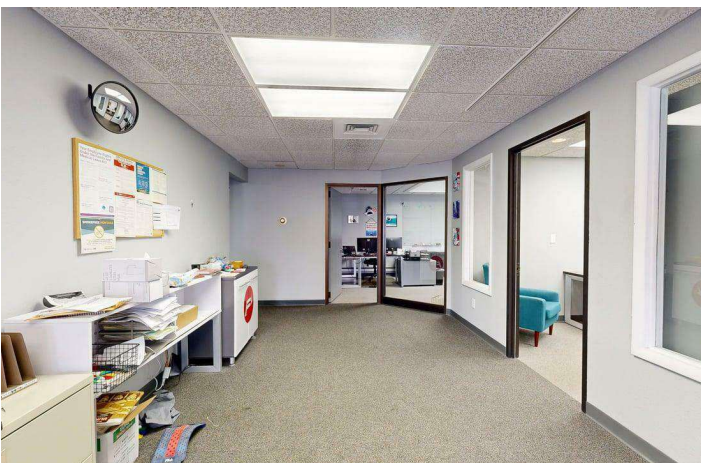
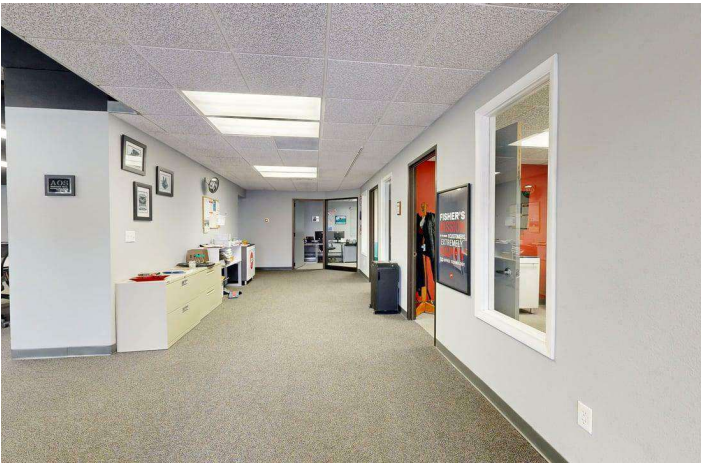


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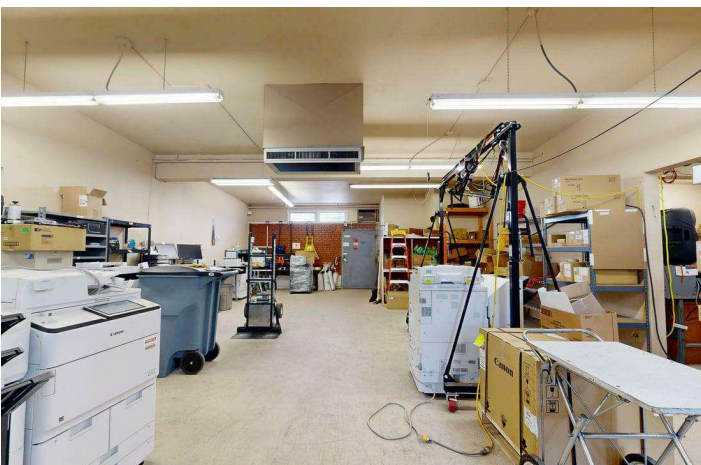
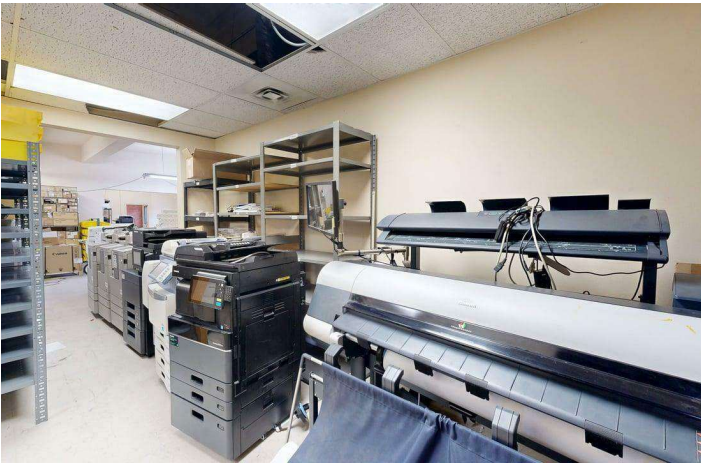
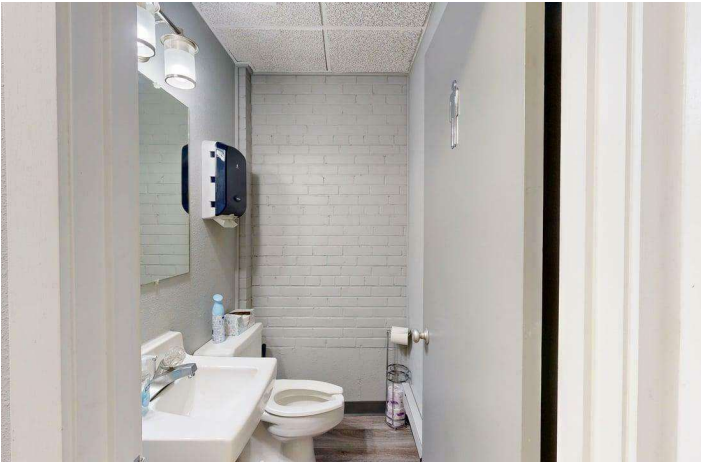


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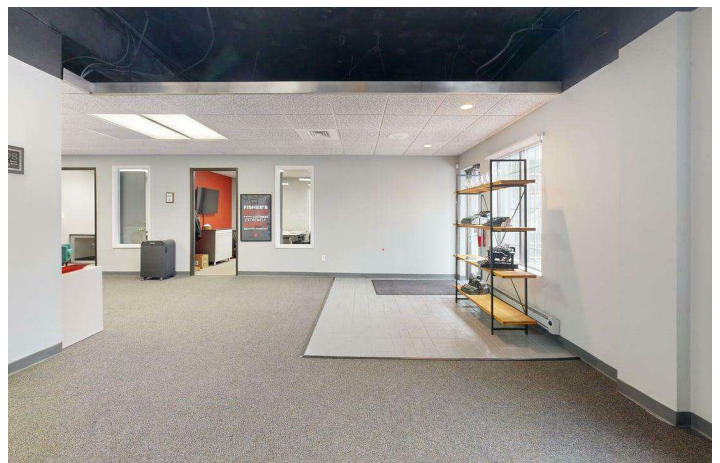


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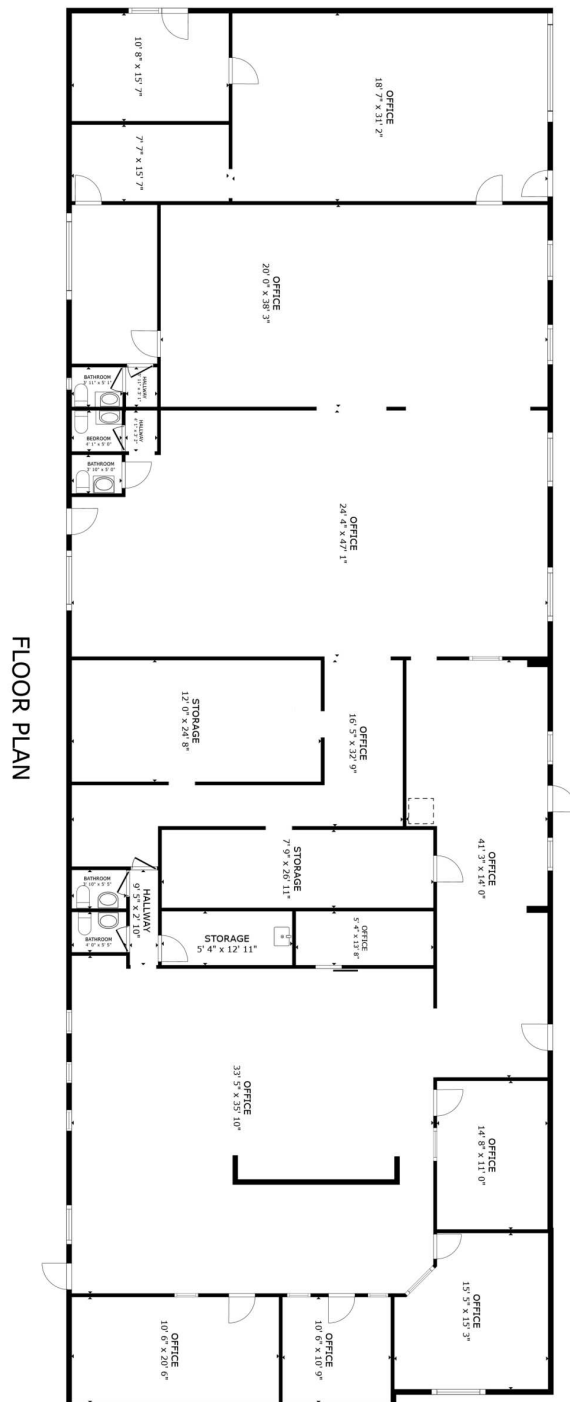


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GROSS INTERNAL AREA  
FLOOR PLAN 6,450 sq.ft.  
TOTAL : 6,450 sq.ft.



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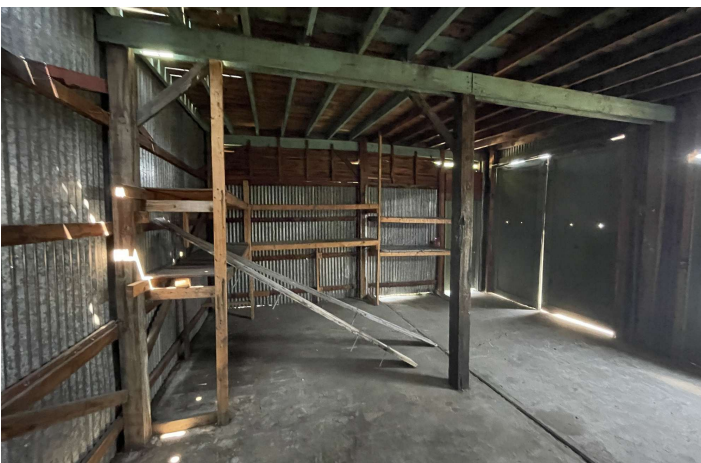


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### Warehouse



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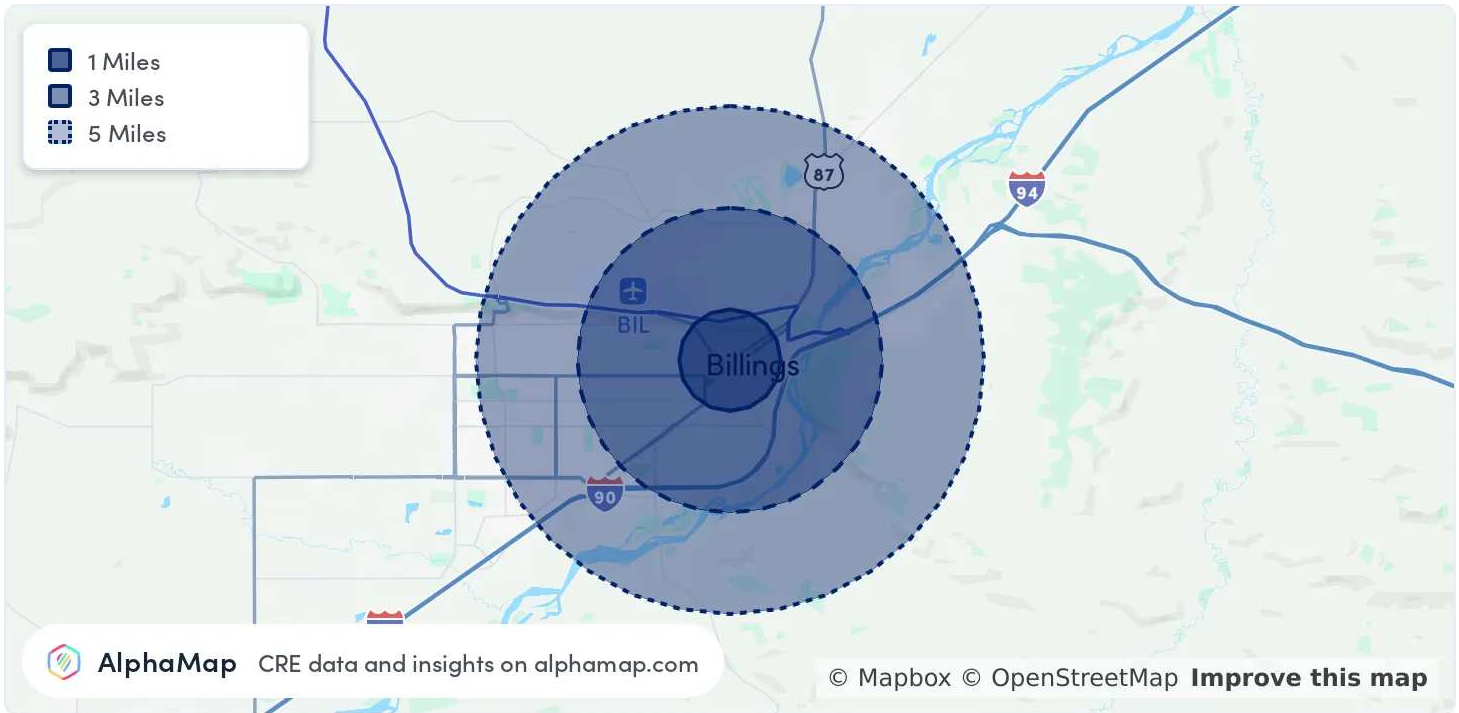


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,325	58,349	106,155
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	40	40	41

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,572	25,193	44,718
Persons per HH	2	2.3	2.4
Average HH Income	\$63,671	\$78,944	\$86,655
Average House Value	\$371,238	\$345,336	\$366,374
Per Capita Income	\$31,835	\$34,323	\$36,106

Map and demographics data derived from AlphaMap

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### MICHAEL SPEIDEL

Comm Sales Associate

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### PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

### CBS

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