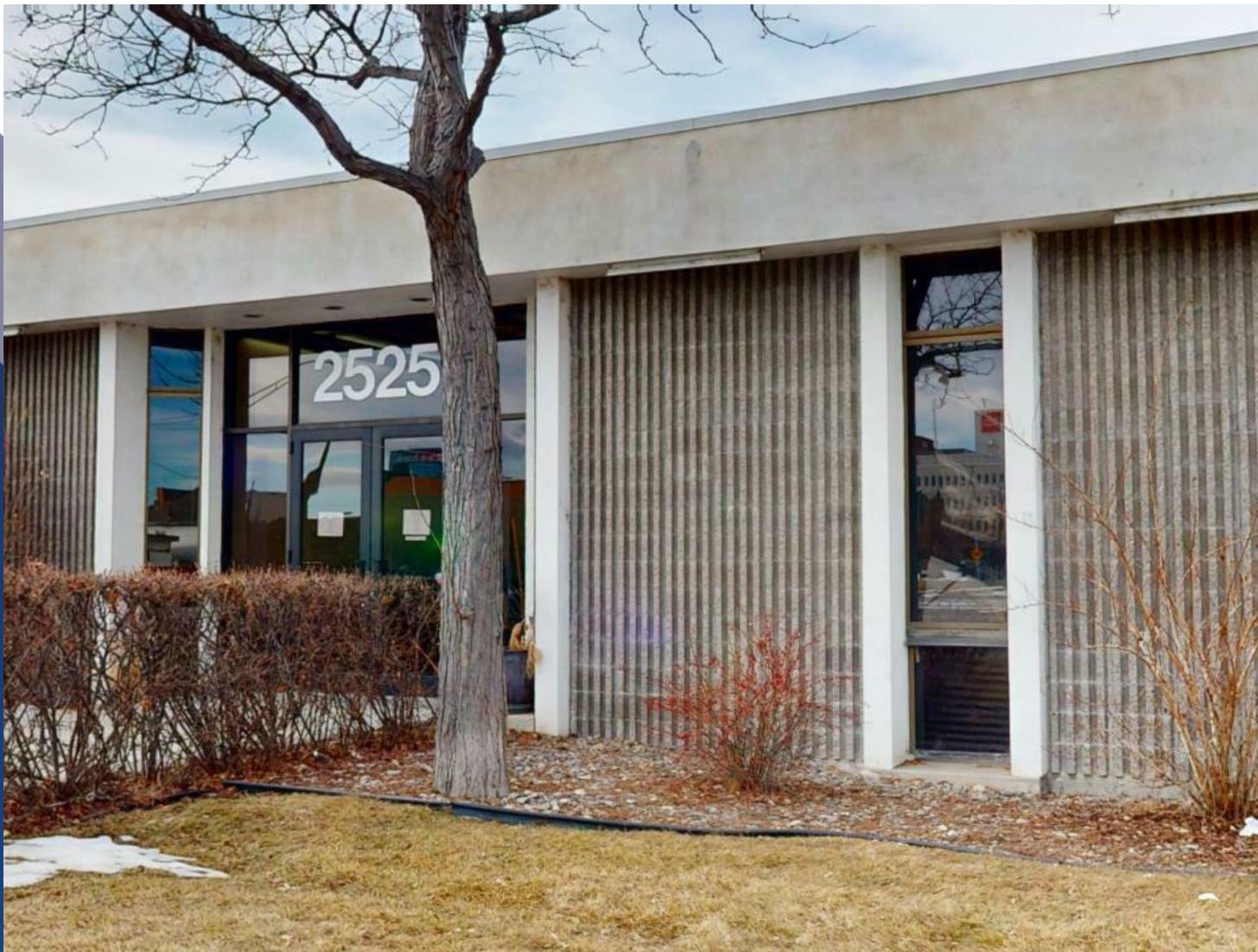


SALE

2525 6TH AVE N

2525 6th Ave N Billings, MT 59101



SALE PRICE

\$874,000



CLICK TO VIEW VIDEO

Michael Speidel

(406) 601-9695

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COMMERCIAL**
CBS

SALE

2525 6TH AVE N

Billings, MT 59101



360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$874,000
Lot Size:	10,500 SF
Building Size:	6,650 SF

PROPERTY DESCRIPTION

Formerly home to the prestigious law firm of Towe, Ball, Enright, Mackey & Sommerfeld, this professional office building offers timeless quality, flexible design, and income-producing potential. The main level features multiple private offices, spacious conference rooms, and a welcoming reception area—perfectly suited for a legal practice, counseling center, CPA firm, or financial services organization.

The garden level currently includes four small office tenants, providing steady cash flow opportunities for an owner-occupier or investor seeking supplemental income. In addition, the current owner is open to a leaseback arrangement for one or more offices after purchase, offering immediate occupancy and reliable tenancy.

With its professional image, adaptable layout, and prime central location, this property stands out as one of the most versatile office offerings in Billings.

Seller Financing Available

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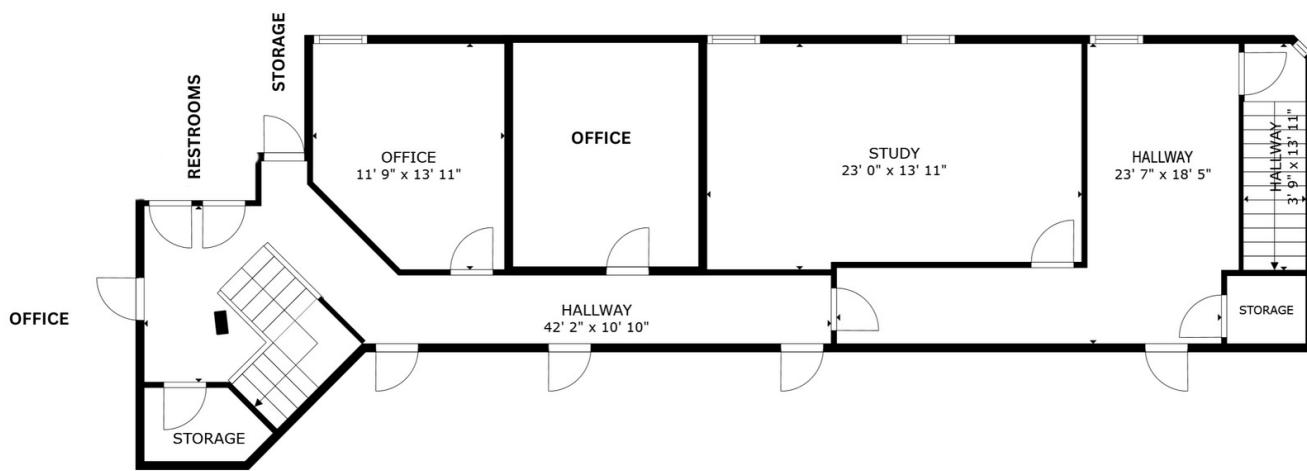
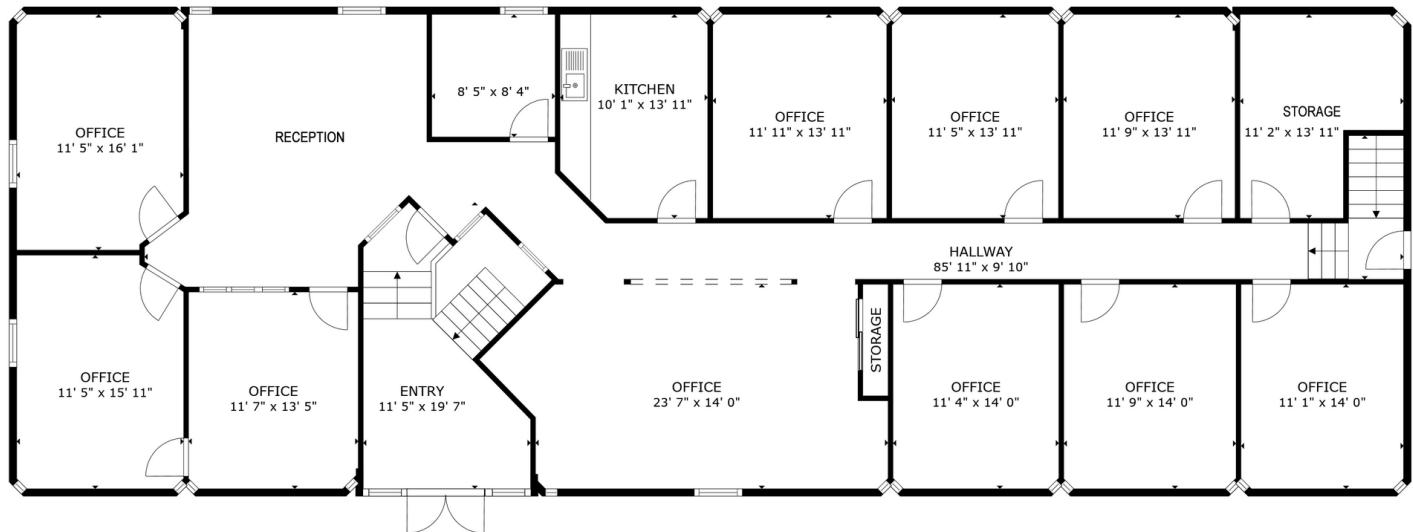


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SALE

FLOORPLANS

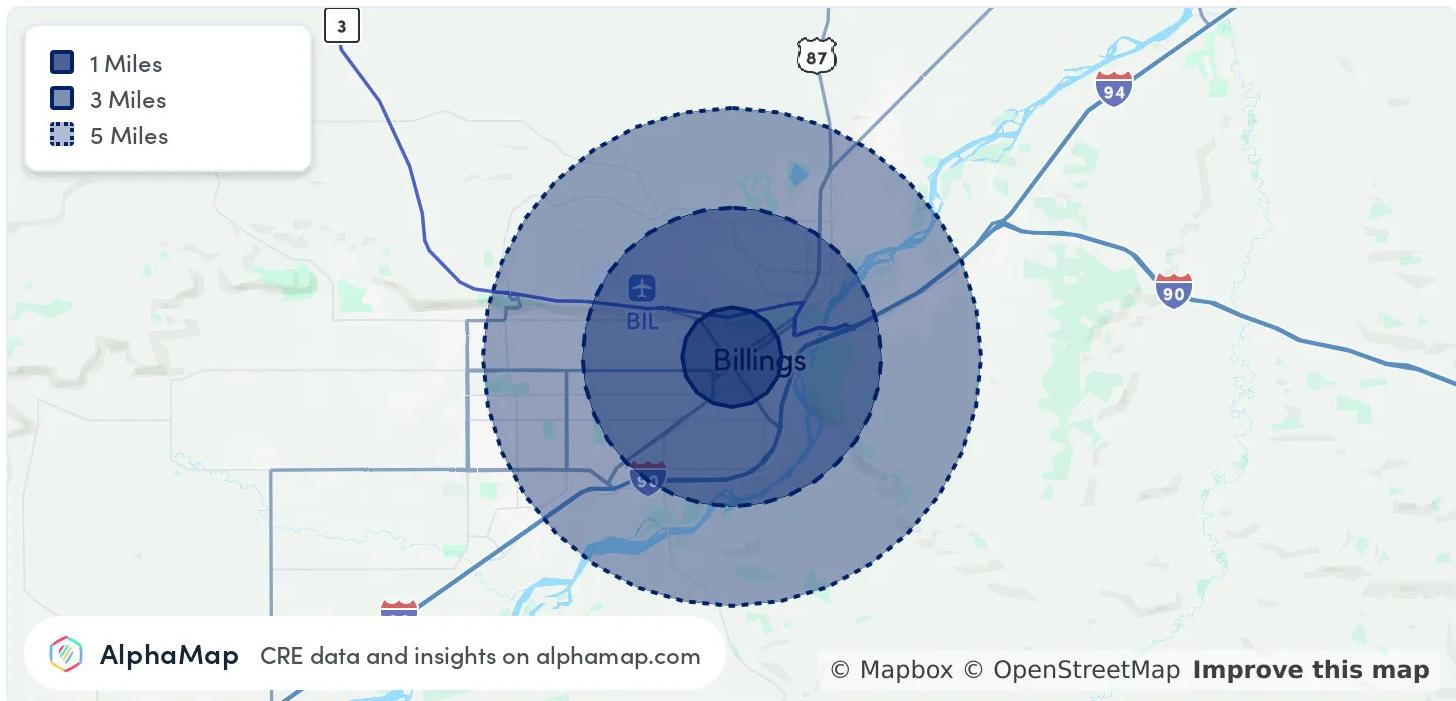
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,903	59,887	110,243
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	40	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,835	25,805	46,569
Persons per HH	2	2.3	2.4
Average HH Income	\$65,233	\$80,203	\$86,308
Average House Value	\$372,620	\$347,829	\$365,787
Per Capita Income	\$32,616	\$34,870	\$35,961

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.

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