

SALE

2520 5TH AVE S

2520 5th Ave S Billings, MT 59101



SALE PRICE \$2,100,000

AVAILABLE SF 20,648 SF



MATTERPORT TOUR

David Mitchell, SIOR/CCIM

(801) 860-4299

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IDEAL FOR OWNER-USERS OR INVESTORS

Occupy the entire building for a single operation or continue operating as a multi-tenant investment, leveraging the existing layout to support diversified income streams.
Zoned: P2 - Public, Civic and Institutions

IDEAL USES INCLUDE:

- Corporate or regional headquarters
- Professional services (law, accounting, engineering, consulting)
- Educational, training, or vocational facilities
- Faith-based or nonprofit organizations
- Call centers or administrative hubs
- Tech, design, or creative office environments
- Co-working or shared office concepts

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,100,000 |
| Lot Size: | 80,645 SF |
| Building Size: | 20,648 SF |

LOCATION DESCRIPTION

Investment or Owner-User Opportunity | Turnkey Multi-Use Facility on 1.93 Acres
Offered for sale at \$2,100,000, this exceptionally maintained and highly flexible commercial building presents a rare opportunity for an owner-user or investor seeking a turnkey asset with immediate functionality.

Situated on a 1.93-acre lot with abundant on-site parking, the property is currently configured for multi-tenant occupancy, yet its thoughtful layout allows for single-user occupation or continued multi-tenant operations without major reconfiguration.

The building features 19 private offices of varying sizes, multiple conference rooms, restrooms, large assembly areas, and fully equipped kitchens, creating a dynamic environment that supports both focused work and collaborative team use. Interconnecting office layouts provide privacy where needed, while still allowing departments or teams to integrate seamlessly for meetings, training, or group functions.

The space benefits from excellent natural and interior lighting, a clean, modern finish, and a flexible floorplan that can easily adapt to a wide range of business operations. The property is ADA accessible, featuring ramps and a built-in wheelchair lift, ensuring compliance and ease of access for employees and visitors alike.

With its turnkey condition, generous parking capacity, and scalable interior layout, the building is ready for immediate occupancy with minimal capital investment.

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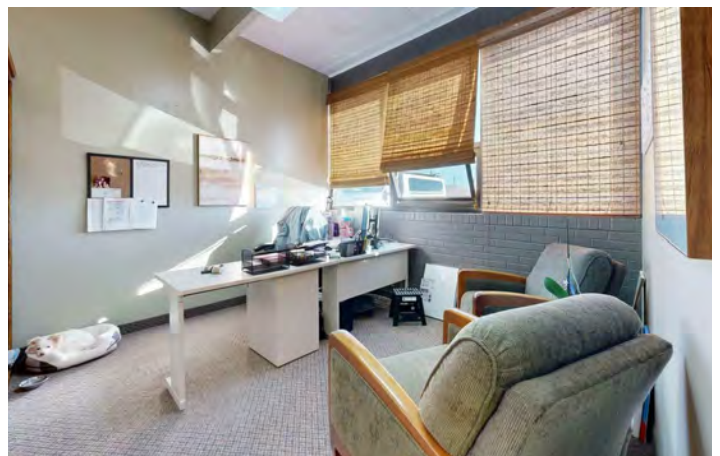
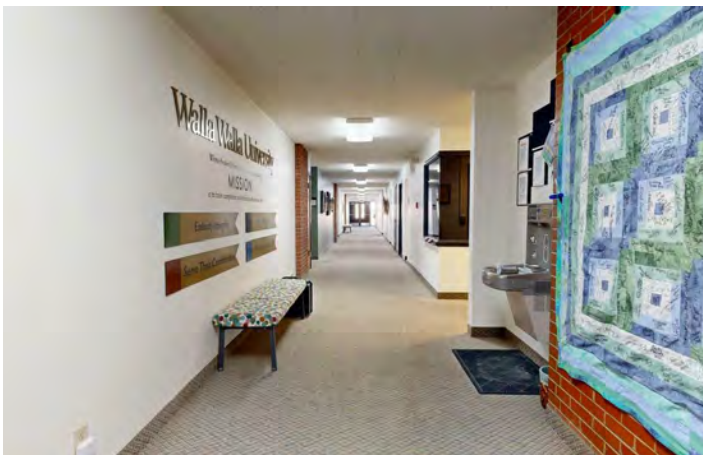
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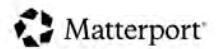
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GROSS INTERNAL AREA
FLOOR 1: 19857 sq ft
TOTAL: 19857 sq ft



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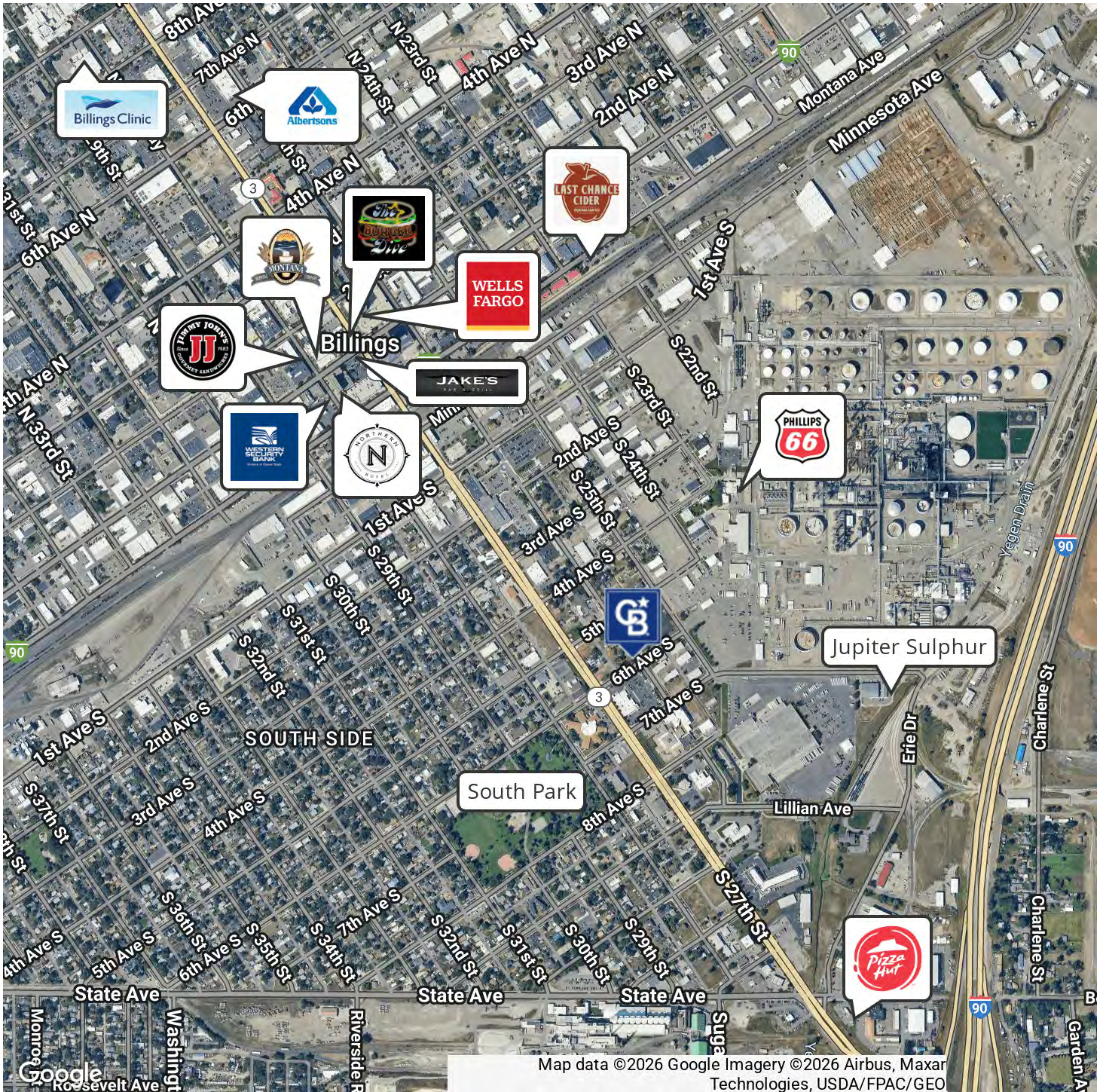


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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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