

# SALE

## 2520 5TH AVE S

2520 5th Ave S Billings, MT 59101



**SALE PRICE** \$2,100,000

**AVAILABLE SF** 20,648 SF



**MATTERPORT TOUR**

**Erik Caseres** **David Mitchell, SIOR/CCIM**  
(406) 861-4742 (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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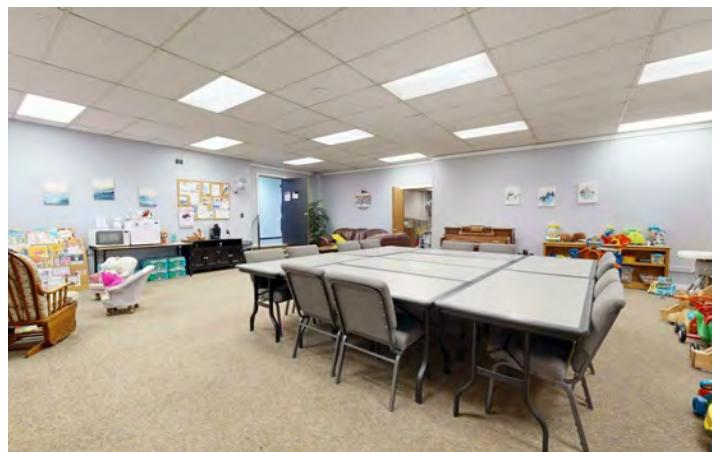
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CROSS INTERNAL AREA  
FLOOR 1: 19857 sq ft  
TOTAL: 59587 sq ft

 Matterport®

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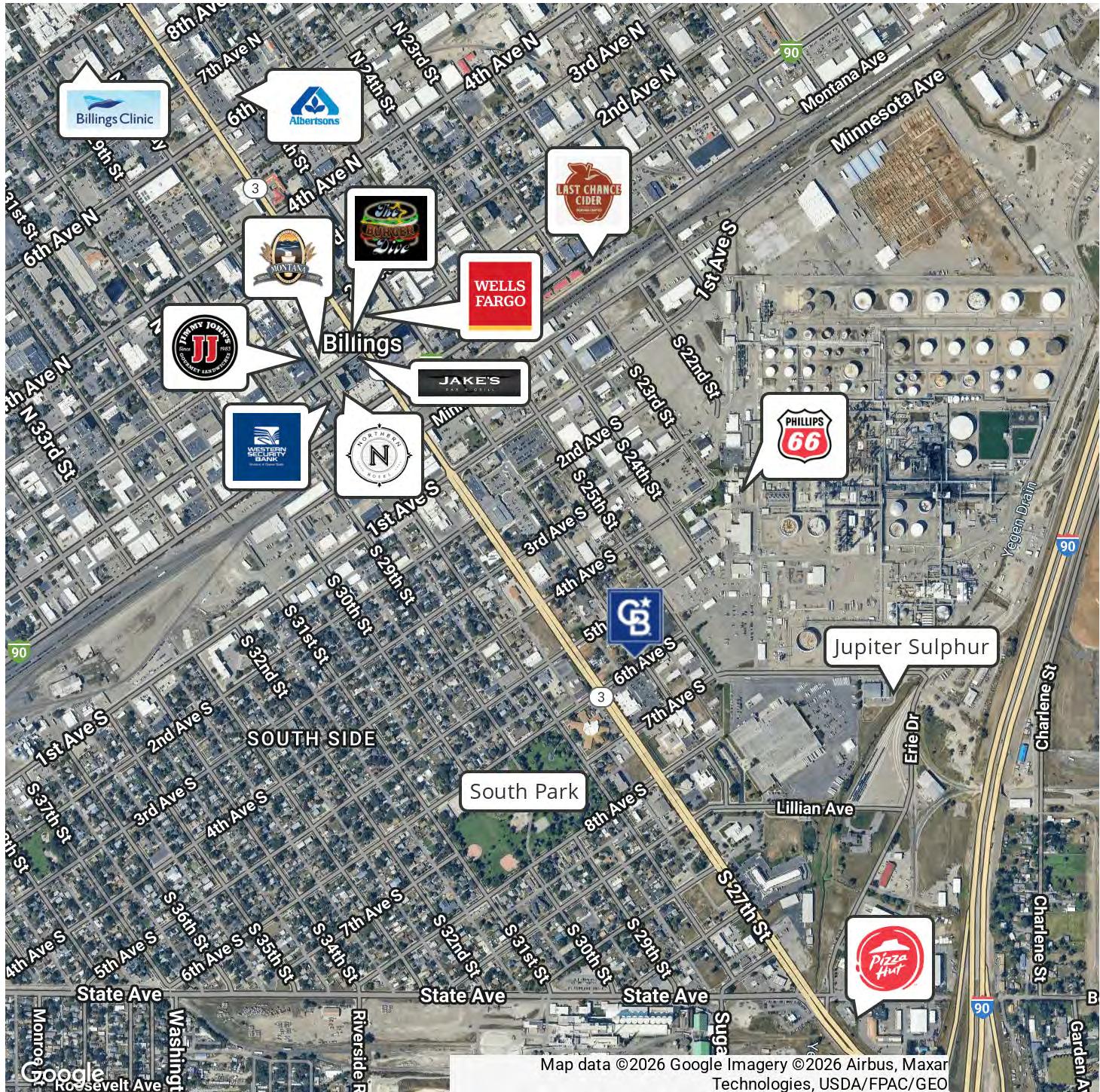


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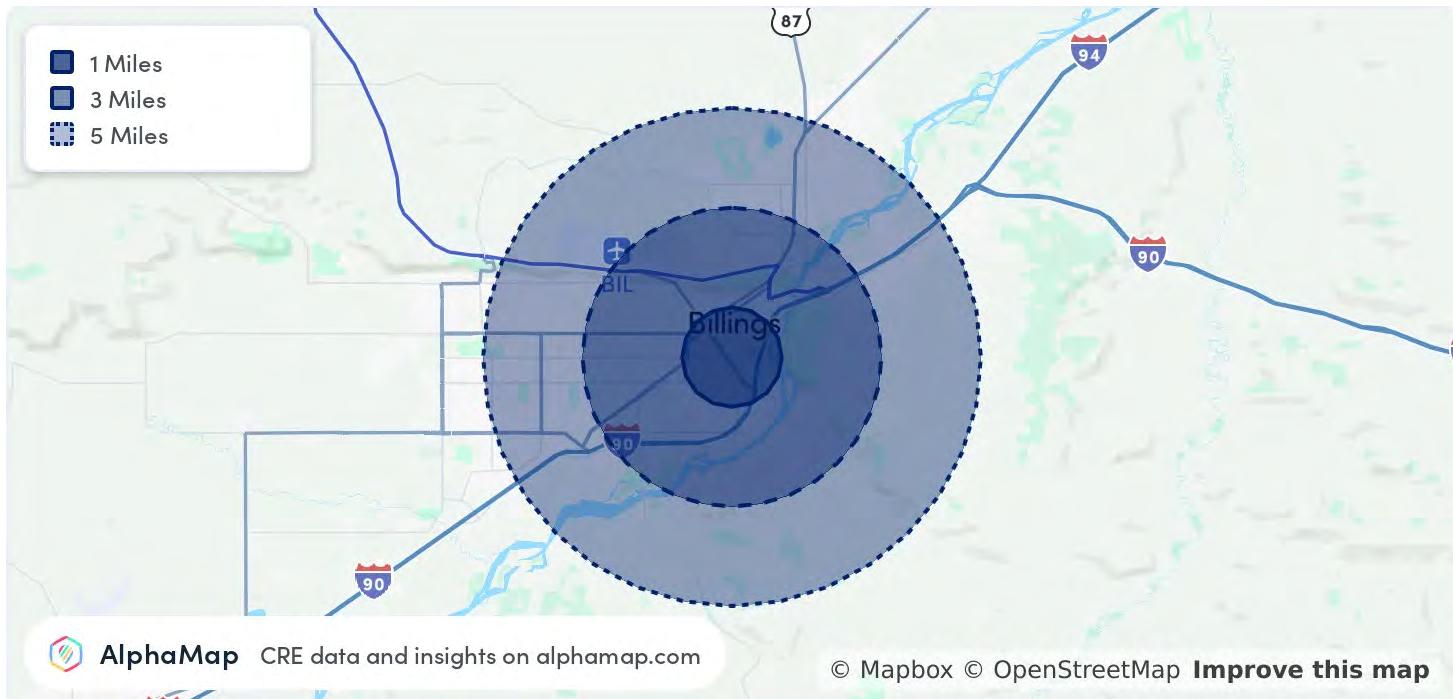
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,248	46,901	103,141
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	40	40	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,657	20,386	43,612
Persons per HH	2.4	2.3	2.4
Average HH Income	\$59,720	\$75,496	\$86,040
Average House Value	\$377,428	\$336,037	\$364,896
Per Capita Income	\$24,883	\$32,824	\$35,850

Map and demographics data derived from AlphaMap

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## ERIK CASERES

Comm Sales Associate

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## PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBC, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

Erik leverages his background in leadership and his experience in facilitating servant-leadership style training, to ensure that his clients always have a positive experience when conducting any type of commercial real estate transaction. As a result, Erik is the perfect agent for all of your shop/warehouse, business and multifamily needs!

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## DAVID MITCHELL, SIOR/CCIM

Principal | Broker

d@cbcmtana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

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 for 2018, 2019, and 2020.

### EDUCATION

MBA, Emporia State University  
B.S., University of Utah

### MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate  
Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)  
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 and 2019)

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