

LEASE

8122 STILLWATER DRIVE UNITS 11A & 11B

Billings, MT 59102



LOCATION DESCRIPTION

This new shop unit is located in Shop World Condos, offers affordable and efficient shop space for storing toys or working on your project. Locked gate provides security and easy access for tenants off 80th Street West.

OFFERING SUMMARY

Lease Rate:	\$775.00 per month (NNN)
Available SF:	1,152 SF

PROPERTY HIGHLIGHTS

- 24' x 48' (1152 sq. ft.) with man door and 14' wide roll up door.
- High ceilings includes circulation fan and forced air gas heat.
- Units are lined with white 29 ga steel
- Units include a 240 outlet for welding or shore power.
- Units are near community bathroom to be built in next few months.
- 2 units for rent.

Bruce Knudsen
406 698 8636
bruce@cbcmontana.com



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PHOTOS

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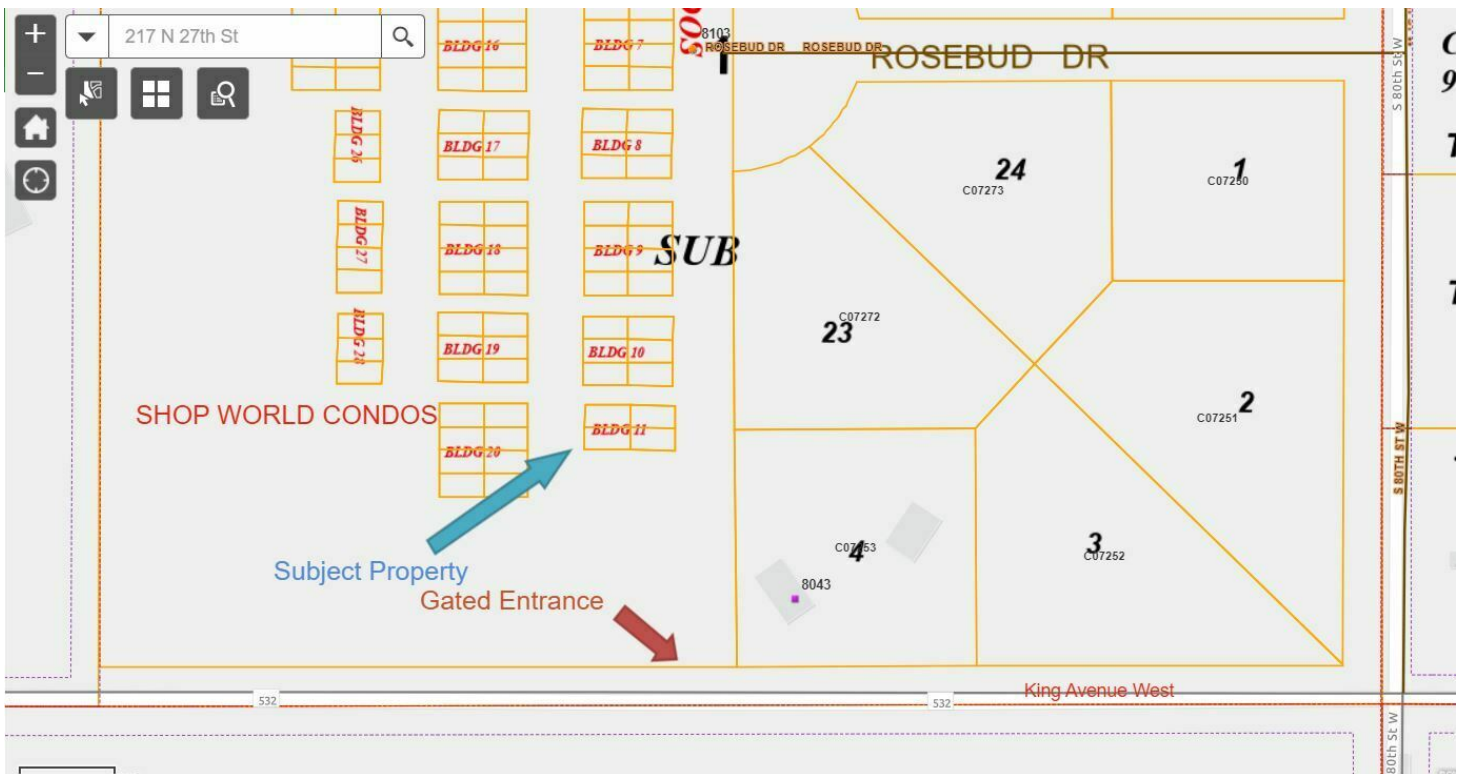
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LOCATION MAP 8122 STILLWATER DRIVE UNITS 11A & 11B

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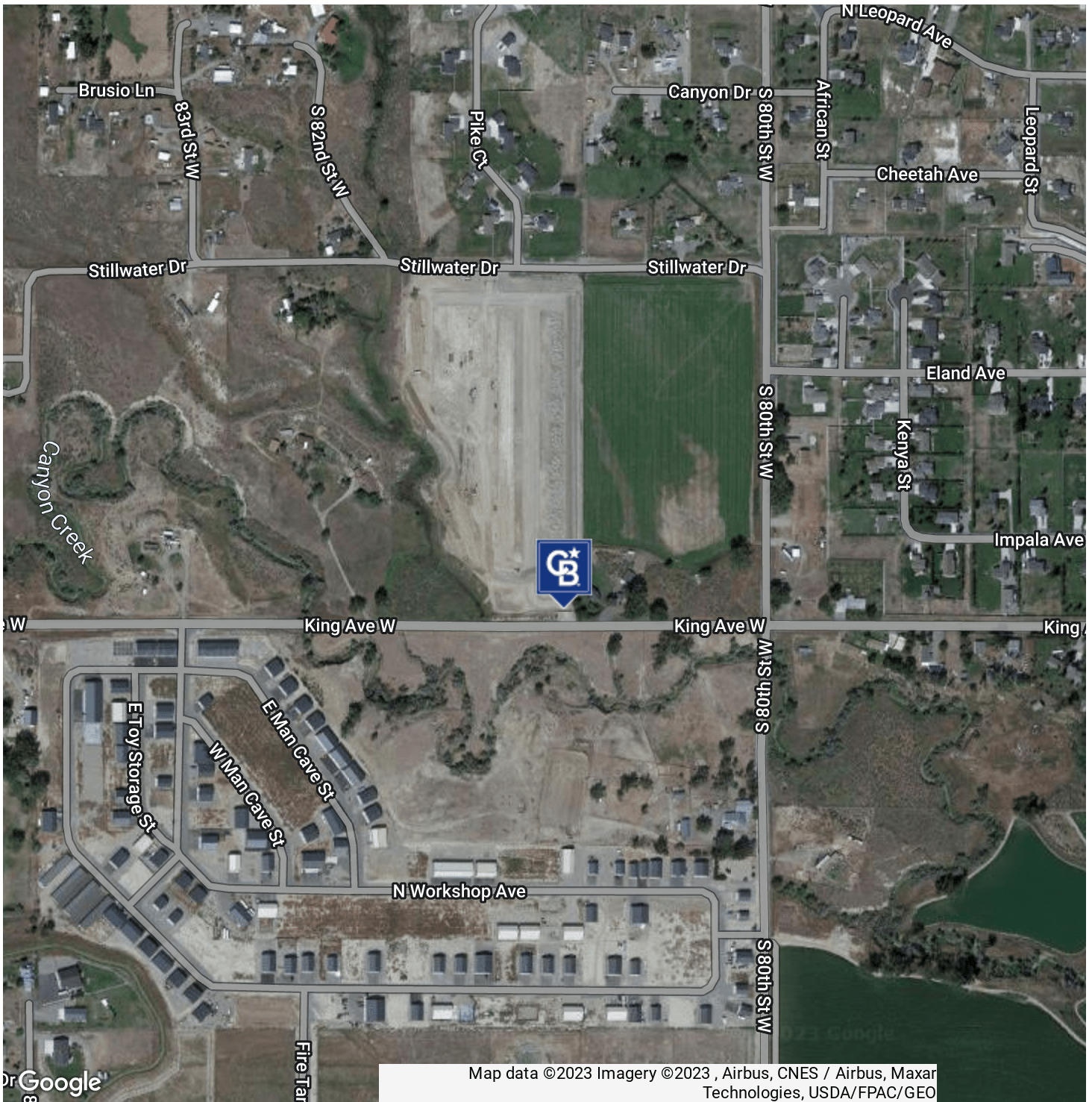


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AERIAL MAP

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BRUCE KNUDSEN

Commercial Sales Associate

bruce@cbcmontana.com

Direct: 406.698.8636

PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

EDUCATION

Bruce graduated from Montana State University in Bozeman with a Bachelor of Science in Business with an Accounting Option in March 1987. Demonstrating his commitment to excellence, Bruce passed the Uniform CPA Examination in November 1986 and holds a current CPA license. In November of 2022, he obtained his real estate license.

MEMBERSHIPS

- Montana Association of Realtors
- National Association of Realtors

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1215 24th Street Suite 240
Billings, MT 59102
406.656.2001

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406 698 8636
bruce@cbcmontana.com



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