

# SALE

## 24TH STREET & CENTRAL AVENUE LOT 2C.1

Billings, MT 59102



### OFFERING SUMMARY

Sale Price:	\$144,000
Lot Size:	12,536 SF

### PROPERTY DESCRIPTION

Vacant land in high traffic area. Lot size allows for more affordable buildout and parking area is already paved.

### PROPERTY HIGHLIGHTS

- High traffic area near 24th and Central
- Vacant lots in area are hard to find.
- Lot is partially paved for parking

**Bruce Knudsen, CPA**  
406 698 8636  
bruce@cbcmontana.com



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# SITE MAP 24TH STREET & CENTRAL AVENUE LOT 2C.1

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# RETAILER MAP

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### **BRUCE KNUDSEN, CPA**

**Commercial Sales Professional**

bruce@cbcmontana.com

Direct: **406.698.8636**

### **PROFESSIONAL BACKGROUND**

Bruce is a highly accomplished professional with a solid educational background. He 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.

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.

#### **CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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