

SALE

1301 DIVISION ST

Billings, MT 59101



OFFERING SUMMARY

Sale Price:	\$240,000
Lot Size:	4,572 SF
Building Size:	2,893 SF

PROPERTY DESCRIPTION

Excellent location, office building on Division Street. Currently 3 tenants, all on month to month leases, approximately 50% leased.

Parking is 5 spaces on street and 2 spaces on south side of building.

Working bank vault in center of large office.

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

George Warmer, CCIM
406 855 8946
george@cbcmontana.com

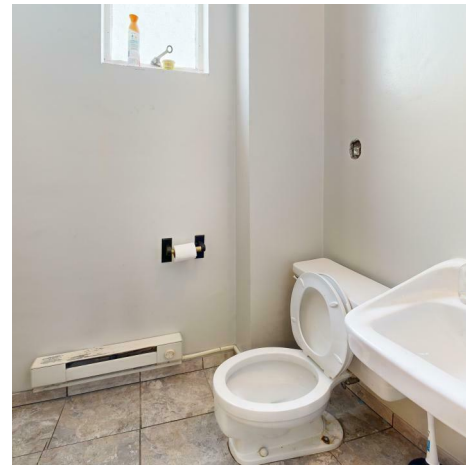
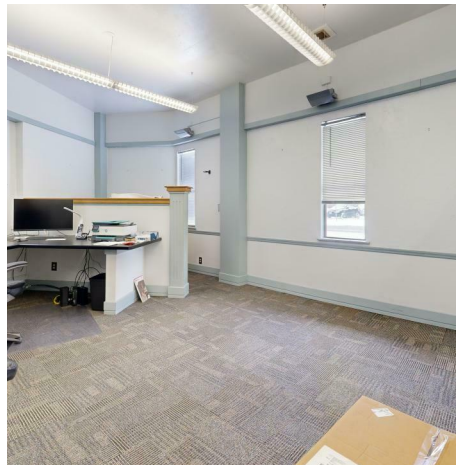
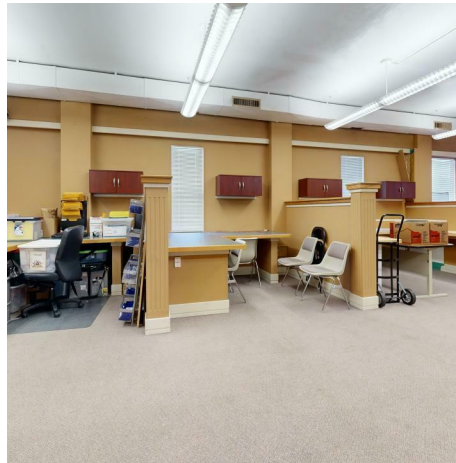
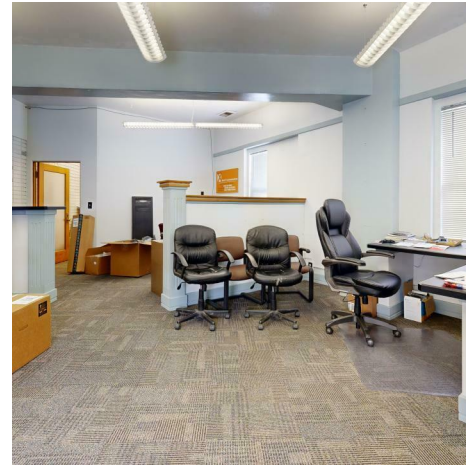


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PHOTOS

1301 DIVISION ST

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Bruce Knudsen, CPA
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George Warner, CCIM
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FLOOR PLAN

1301 DIVISION ST

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GROSS INTERNAL AREA
FLOOR 1: 2732 sq. ft
TOTAL: 2732 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAP

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BRUCE KNUDSEN, CPA

Commercial Sales Professional

bruce@cbcmontana.com

Direct: **406.698.8636** | Cell: **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.

MEMBERSHIPS

- Montana Association of Realtors
- National Association of Realtors

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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1301 DIVISION ST
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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: **406.855.8946** | Cell: **406.855.8946**

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

TRANSACTIONS OF NOTE

Sale: Site for 150,000 SF RVU Medical School Campus

Sale: 52,000 SF Fed Ex Facility

Sale: 108 Acre Montana Sapphire Mix Use Development

Sale: Land For Camping World

Sale: Land For Bretz RV

Leases: 10,000 SF Pizza Ranch Lease

Lease: 17,000 SF Shamrock Foods

Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: Billings Downtown Rotary

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