

LEASE

1201 GRAND AVENUE, EAST SIDE

1201 Grand Avenue, East Side Billings, MT 59102



LEASE RATE

\$15.00 SF/yr



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Bruce Knudsen, CPA

406 698 8636

bruce@cbcmontana.com

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	2,225 SF
Building Size:	5,168 SF

PROPERTY DESCRIPTION

Freshly painted retail space with great parking in front space. This amazing space has great exposure to over 20,000 cars per day on Grand Avenue. The space has large retail space in front with 3 offices/break area/storage area.

Common area men's and women's bathrooms available next to unit. Property has ample off street parking.

This is a sublease of a lease that expires 12/31/2027.

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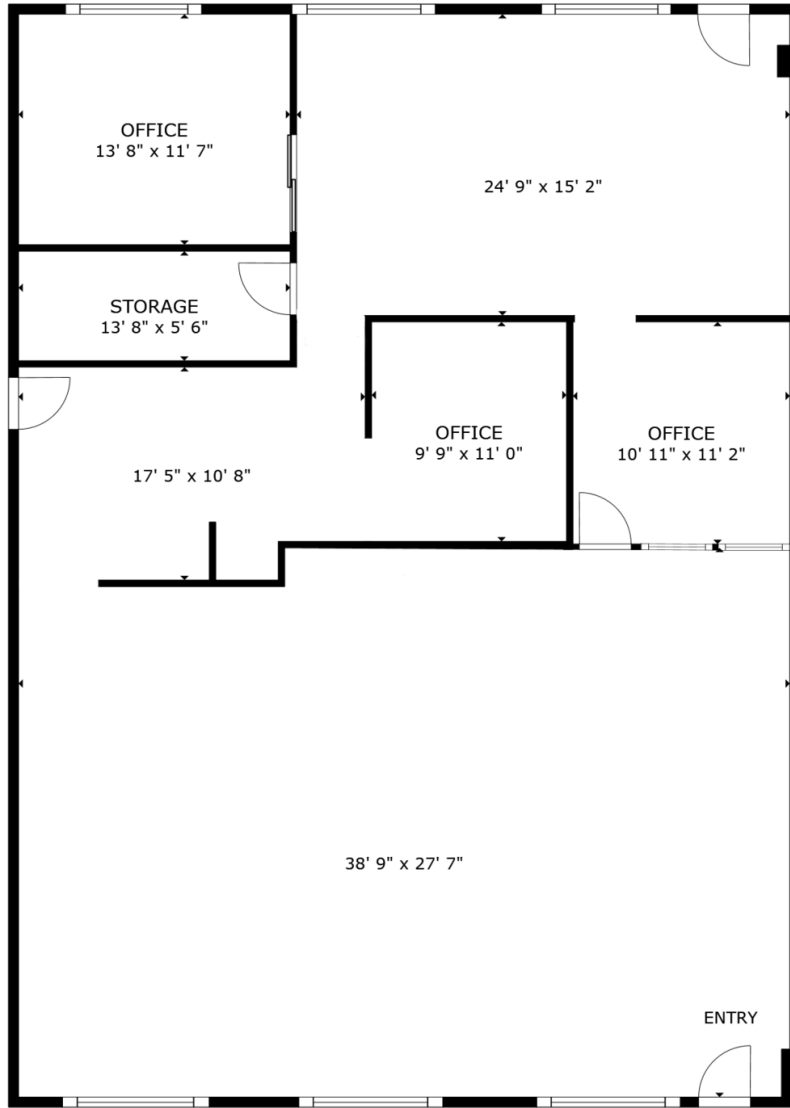


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FLOORPLAN

1201 GRAND AVENUE, EAST SIDE

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,108 sq.ft.
TOTAL : 2,108 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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406 698 8636

bruce@cbcmontana.com



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