

# SALE

## 1722 LAMPMAN SALE

1722 Lampman Sale Billings , MT 59102



**SALE PRICE**

**\$1,425,000**



**CLICK TO VIEW VIDEO**

**Bruce Knudsen, CPA**

406 698 8636

bruce@cbcmontana.com

**George Warmer, CCIM**

406 855 8946

george@cbcmontana.com

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VIDEO

360° VIRTUAL TOUR

### OFFERING SUMMARY

Sale Price:	\$1,425,000
Lot Size:	28,560 SF
Building Size:	5,384 SF
Zoning:	I1-Light Industrial

### PROPERTY DESCRIPTION

This property offers a unique combination of professional office space and an attached kitchen/warehouse area, ideal for businesses requiring both administrative and operational facilities. Originally built as a food brokerage, the kitchen includes a 450 SF walk-in freezer, a built-in fire suppression hood, and a 1,750 SF unfinished mezzanine, providing extensive space for various business needs.

Located on a quiet cul-de-sac with excellent access from both Laurel Frontage Road and Monad Road, this property offers convenience and privacy. Constructed in 2003, the building is in well-maintained condition. The current owner will retain approximately 15,000 SF of the original 1-acre lot, offering ample space to customize unique requirements. This property is well-suited for businesses in the food industry or those needing a combination of office and warehouse space in a convenient location.

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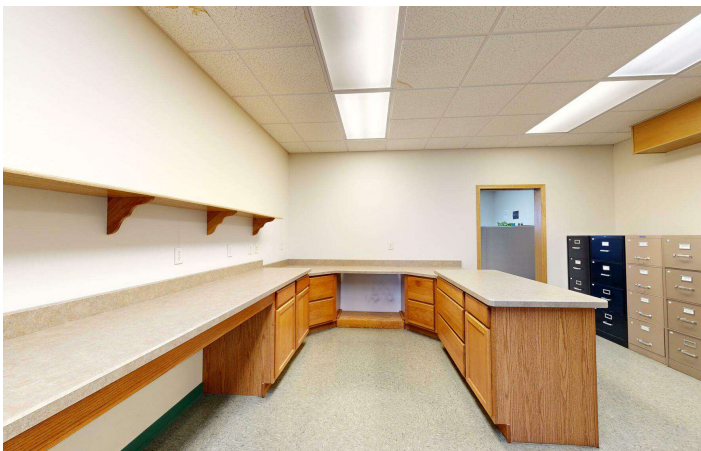
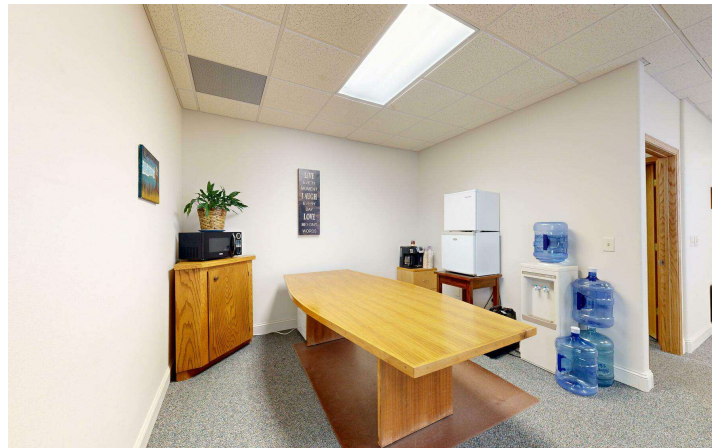
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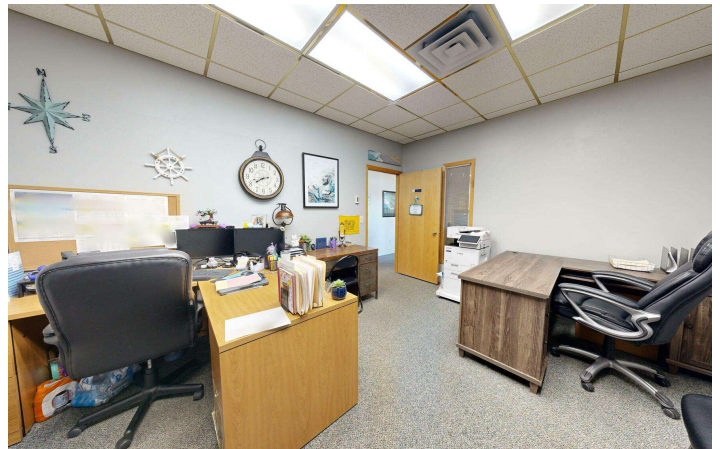
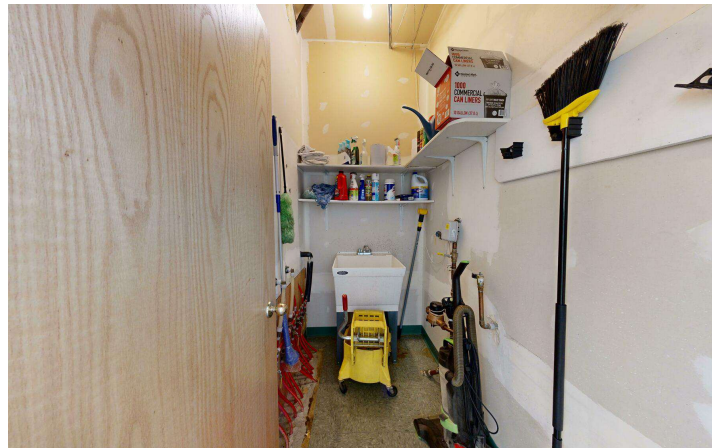
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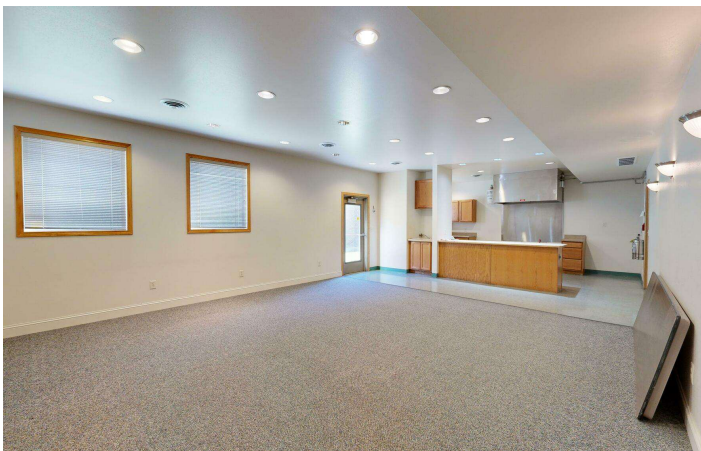
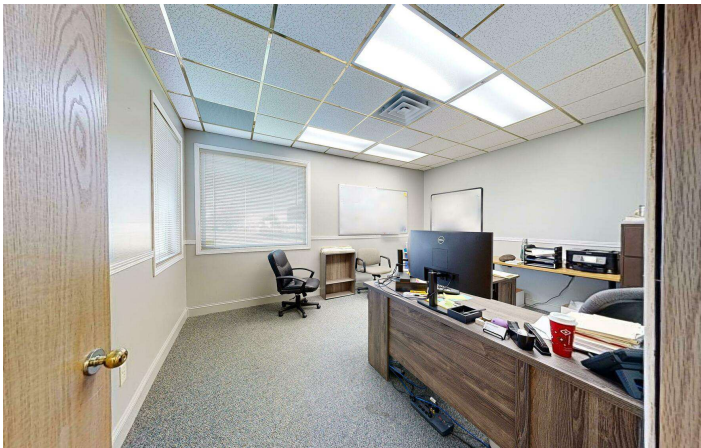
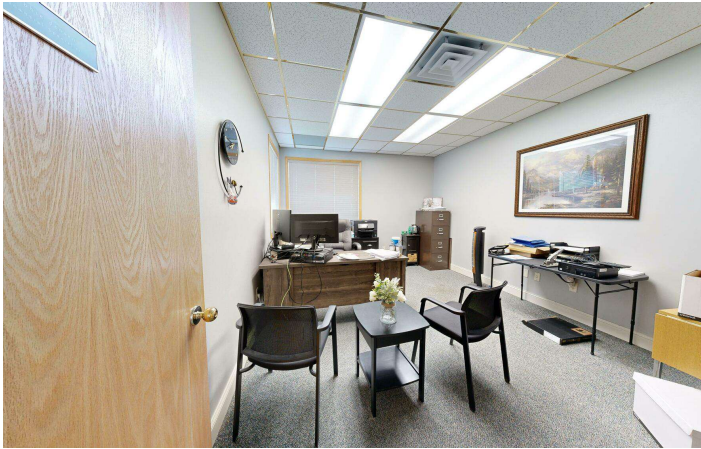
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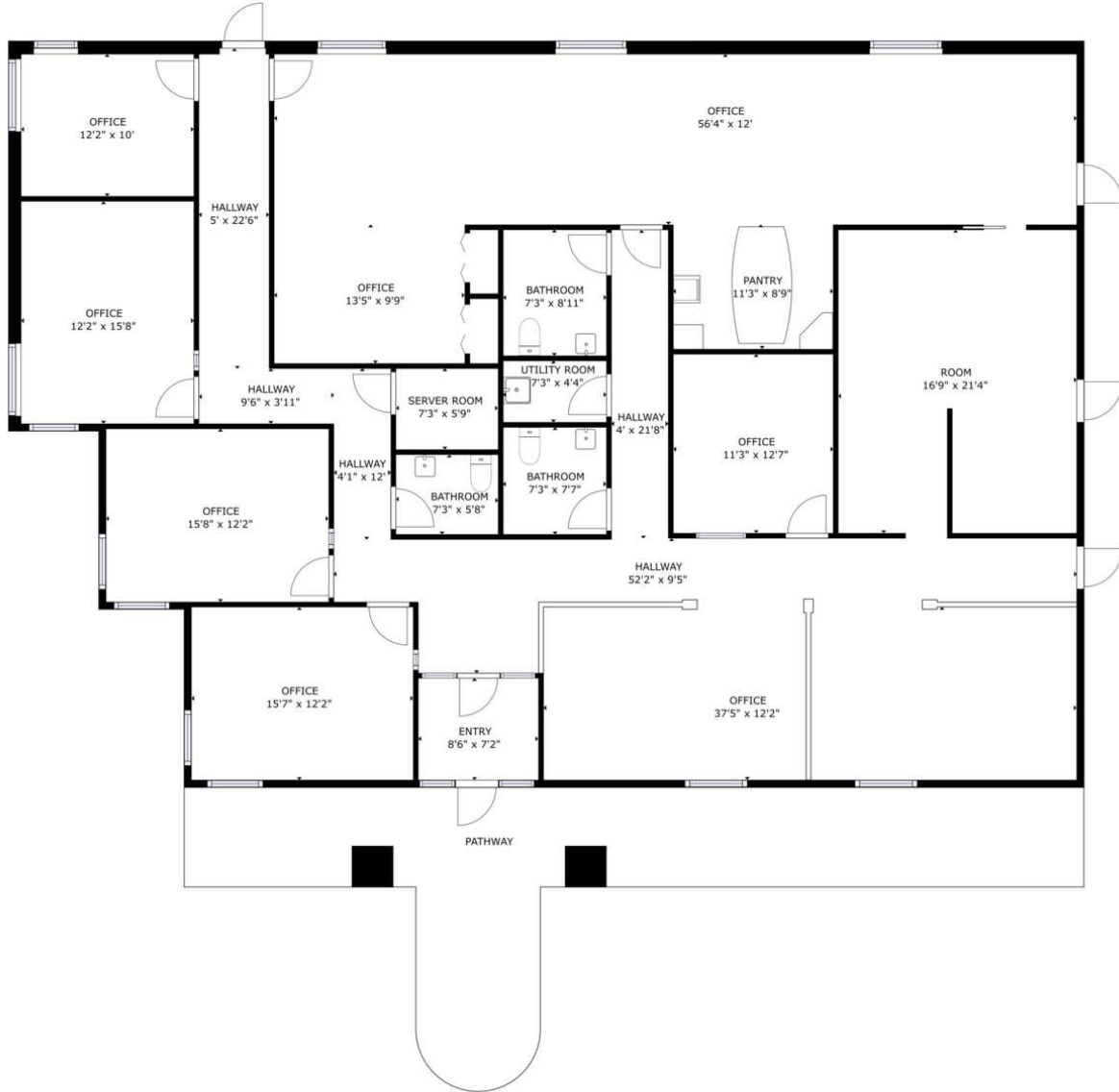


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# OFFICE

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Billings, MT 59102



GROSS INTERNAL AREA  
FLOOR 1: 3592 sq ft  
EXCLUDED AREA; PATHWAY: 559 sq ft  
TOTAL: 3592 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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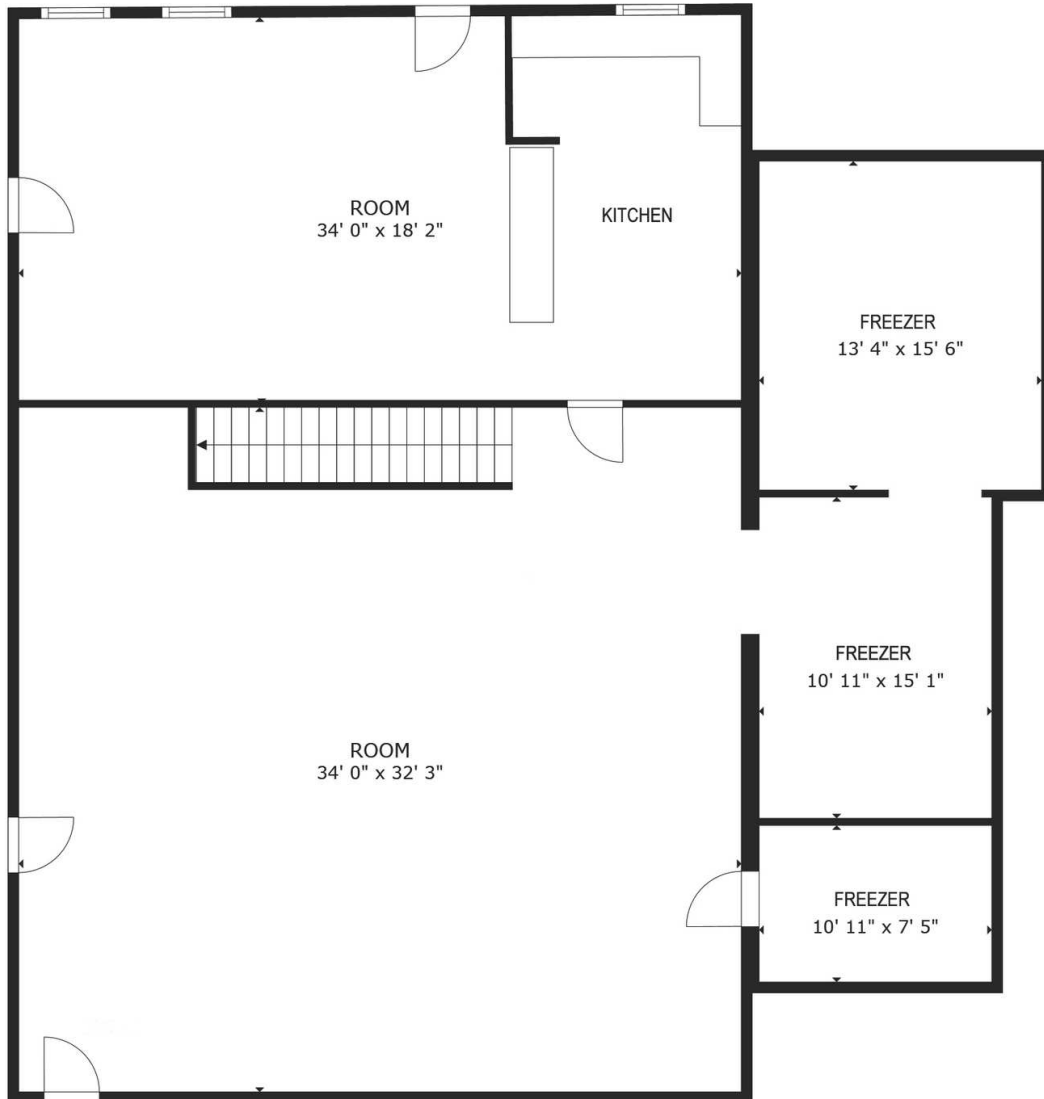


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# KITCHEN

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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 2,213 sq.ft. FLOOR 2 1,739 sq.ft.  
TOTAL : 3,952 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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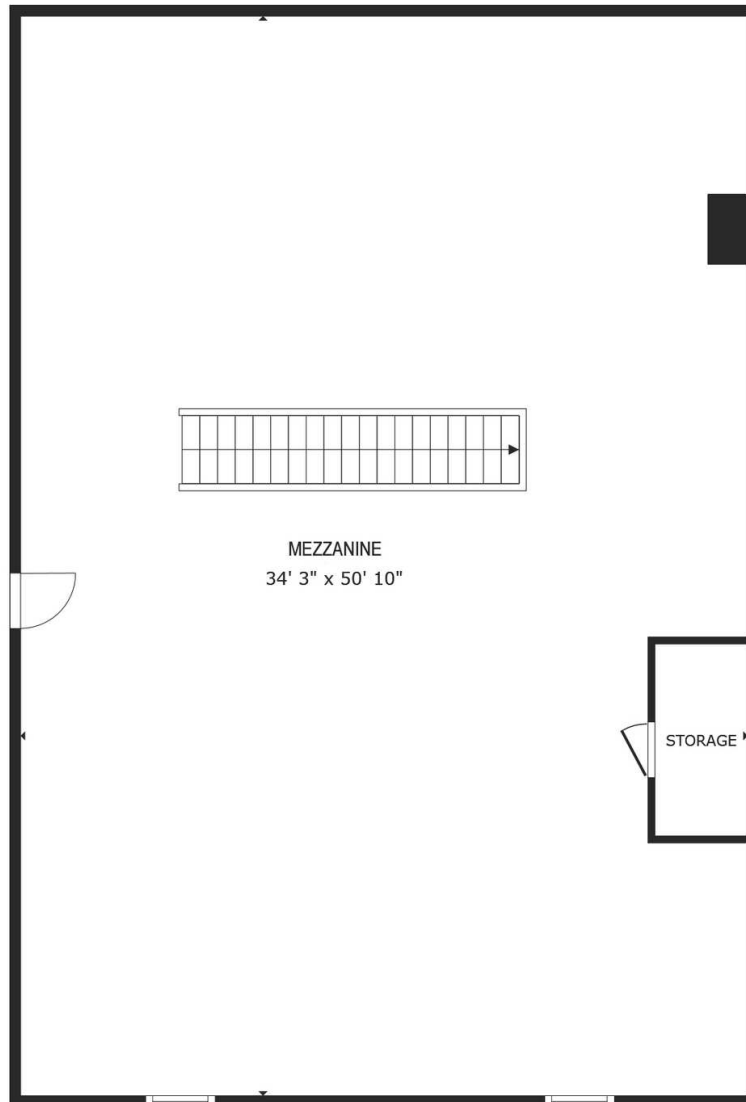
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# MEZZANINE

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FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 2,213 sq.ft. FLOOR 2 1,739 sq.ft.  
TOTAL : 3,952 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**

Montana Association of Realtors

National Association of Realtors

#### **CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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### GEORGE WARMER, CCIM

Managing Partner

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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  
Sale: 83,000 SF Warehouse  
Sale: 50,000 Multi-Building Office Space  
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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