

# SALE

## 3088/3090 GABEL RD

3088/3090 Gabel Rd Billings , MT 59102



**SALE PRICE**

**\$2,200,000**

**Erik Caseres**

(406)861-4742

erik@cbcmontana.com

**Bruce Knudsen**

(406)698-8636

bruce@cbcmontana.com

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### OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	50,965 SF
Building Size:	13,000 SF

### PROPERTY HIGHLIGHTS

- Sale Price: \$2,200,000
- Two standalone buildings totaling 13,000sf of flex space
- 3088 Gabel Rd. is a vacant 5,000sf standalone building - Perfect for an owner/operator or new tenant
- 3090 Gabel Rd. is an 8,000sf multi-tenant building which is currently leased by long-term tenants
- Great visibility on Gabel Rd
- Ample parking
- 50,965sf Lot
- Zoned L1 - Light Industrial
- Multiple offices, bathrooms, overhead doors

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## Property Description:

Discover an exceptional investment opportunity at 3088 and 3090 Gable Road, a versatile commercial property featuring two buildings with separate addresses yet forming a unified real estate parcel in a high-demand area of Billings, Montana. This property offers the perfect blend of retail, warehouse, and office space, ideally suited for a range of light industrial and commercial applications under L1 zoning.

### 3088 Gable Road

Situated at the front of the property, 3088 Gable Road is a 5,000 SF steel-frame building constructed in 1999. The building provides excellent visibility from Gable Road, along with convenient off-street parking. The layout includes a welcoming retail area, two private offices, and two bathrooms, all within a temperature-controlled environment, making it ideal for customer-facing businesses or warehouse use with office support.

### 3090 Gable Road

Located at the rear of the property, 3090 Gable Road is an 8,000 SF post-frame building built in 2016. This three-unit retail/warehouse building is designed for flexibility and function, with interior metal finishes and built-out office spaces in Units B and C. The entire structure is also temperature-controlled, offering comfort for a variety of business needs.

### Prime Location

Gable Road has experienced substantial development over the last decade, making it a thriving mixed-use hub. With proximity to major thoroughfares like King Avenue West and South 24th Street West, plus access to Interstate 90 via the Zoo Drive Exit, the area sees consistent retail and commercial traffic flow. The property's strategic location and mixed-use potential support continued demand for retail, warehouse, and office spaces.

### Zoning

Zoned I1 - Light Industrial, this property provides an ideal setting for businesses requiring warehouse and light industrial facilities within easy reach of Billings' main arterial roads, ensuring seamless connectivity to the city and county's commercial and industrial centers.

Don't miss the opportunity to position your business or investment portfolio in one of Billings' most active commercial corridors with this flexible, high-visibility property on Gable Road!

## Contact Info:

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Phone: 406-861-4742

Email: erik@cbcmontana.com

### Bruce Knudsen

Phone: 406-698-8636

Email: bruce@cbcmontana.com

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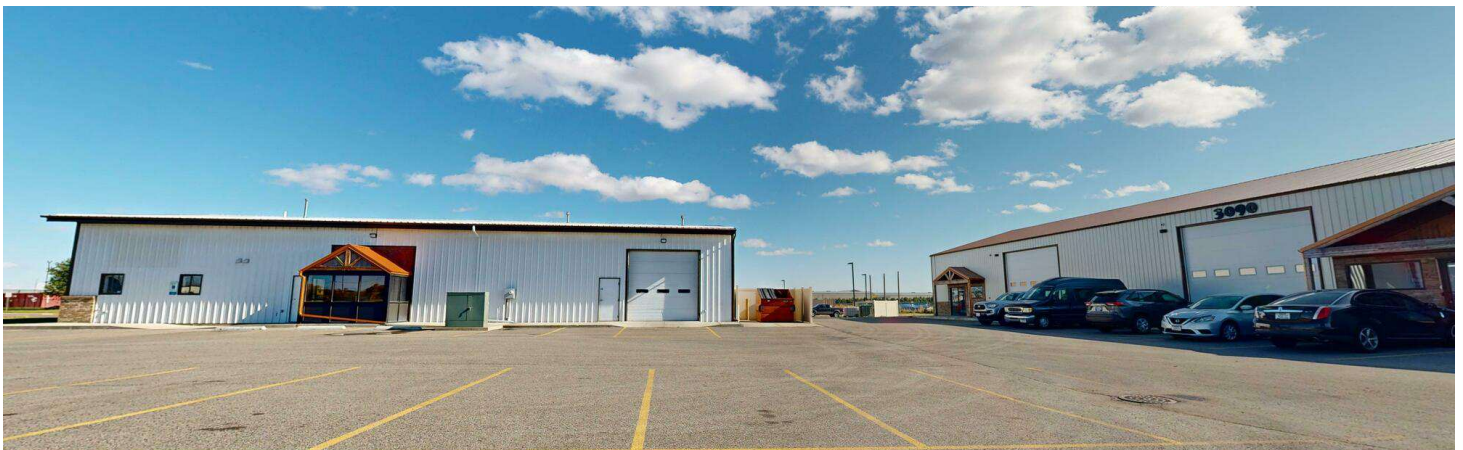


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# EXTERIOR PHOTOS



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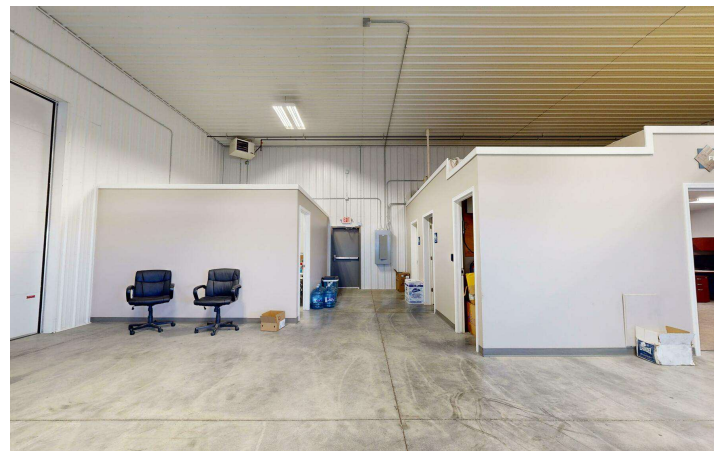


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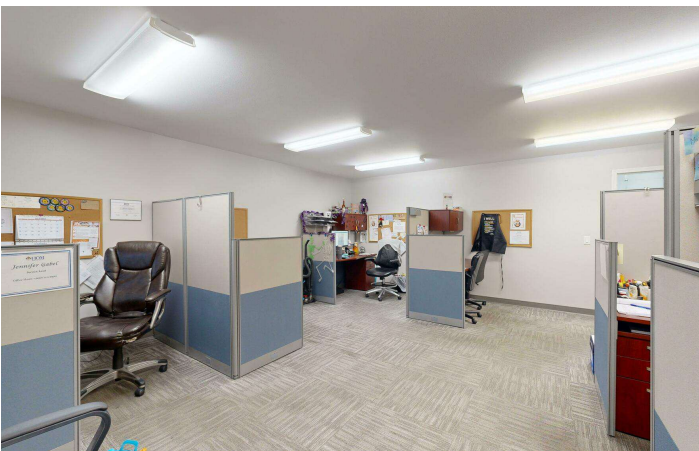
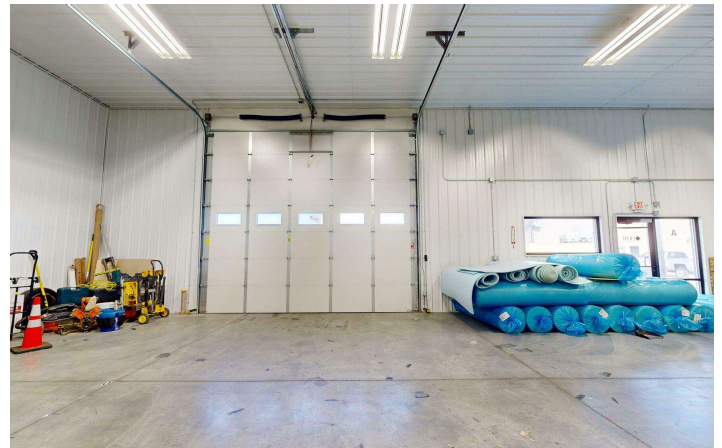
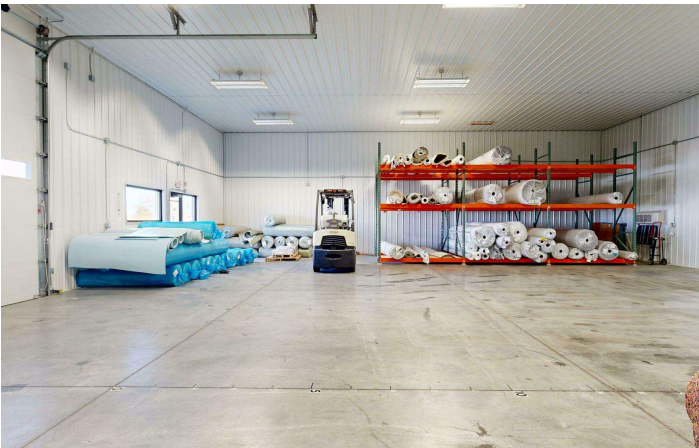


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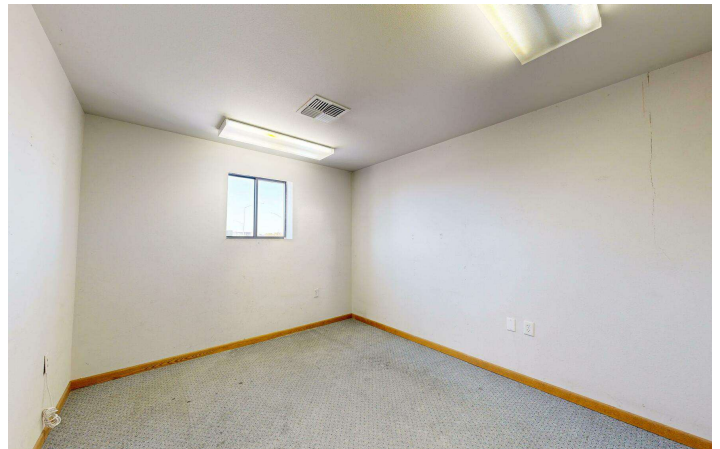
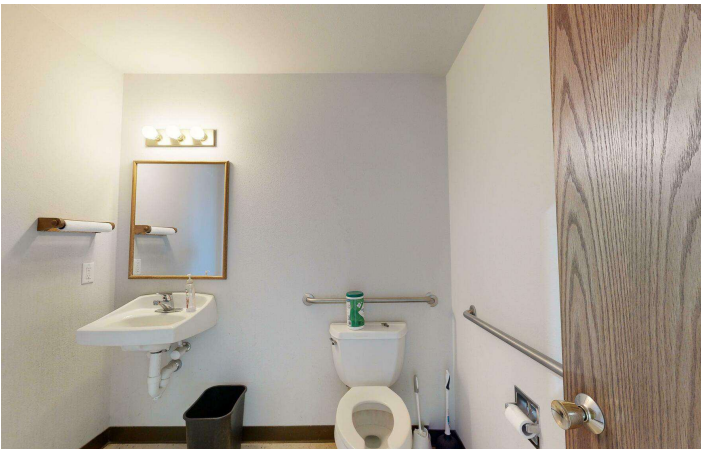


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## ERIK CASERES

Comm Sales Associate

erik@cbcmontana.com

Direct: (406)861-4742 | Cell: (406)861-4742

### PROFESSIONAL BACKGROUND

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBS, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

Erik leverages his background in leadership and his experience in facilitating servant-leadership style training, to ensure that his clients always have a positive experience when conducting any type of commercial real estate transaction. As a result, Erik is the perfect agent for all of your shop/warehouse, business and multifamily needs!

#### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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## BRUCE KNUDSEN

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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