

SALE

119 S WASHINGTON AVE

119 S Washington Ave Laurel, MT 59044



SALE PRICE

\$2,300,000



CLICK TO VIEW VIDEO

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com

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360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Excellent Price Per Square Foot – Spacious layout offering great value
- Includes Office Space – Includes offices, a breakroom & locker room for seamless operations
- Ample Off-Street Parking – Convenient and accessible for staff and visitors
- Three Separate Buildings – Versatile setup for multiple uses or tenants
- Prime Location Near Walmart – High-traffic area with great visibility
- Sizable 2.6-Acre Lot – Plenty of room for expansion, storage, or outdoor use
- Main Building Upgraded - Sprinkler system, power, and air upgrades in place

LOCATION DESCRIPTION

This property offers an excellent price per square foot with a spacious layout that delivers great value. It features offices, a breakroom, and a locker room to support seamless operations. The main building is upgraded with a sprinkler system as well as enhanced power and air systems. With three separate buildings, the setup is versatile and ideal for multiple uses or tenants. Ample off-street parking ensures convenient access for both staff and visitors. Located in a prime, high-traffic area near Walmart, the property benefits from exceptional visibility. Situated on a sizable 2.6-acre lot, there's plenty of room for expansion, storage, or outdoor use.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	114,040 SF
Building Size:	24,930 SF

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Main Area



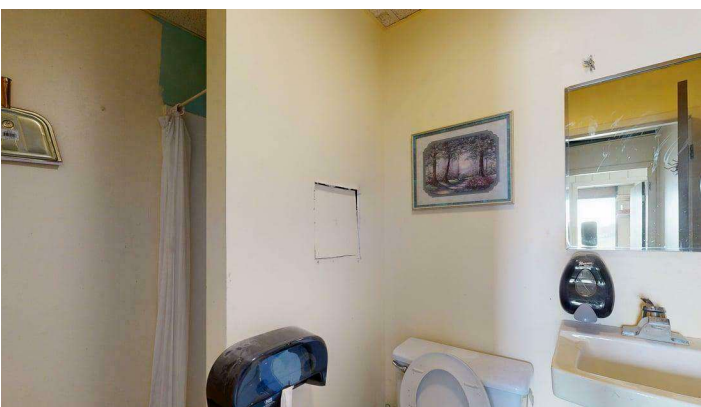
Main Area



Office



Office



Bathroom



Mechanical

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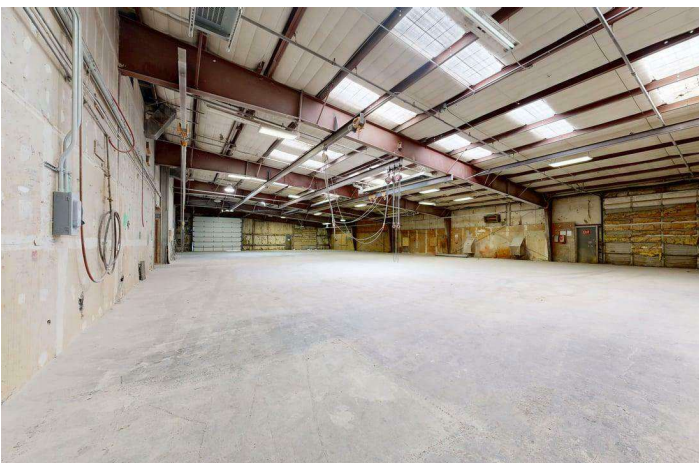
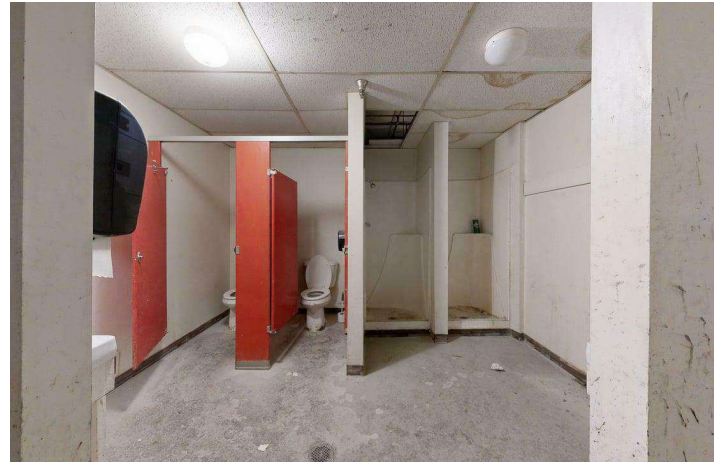


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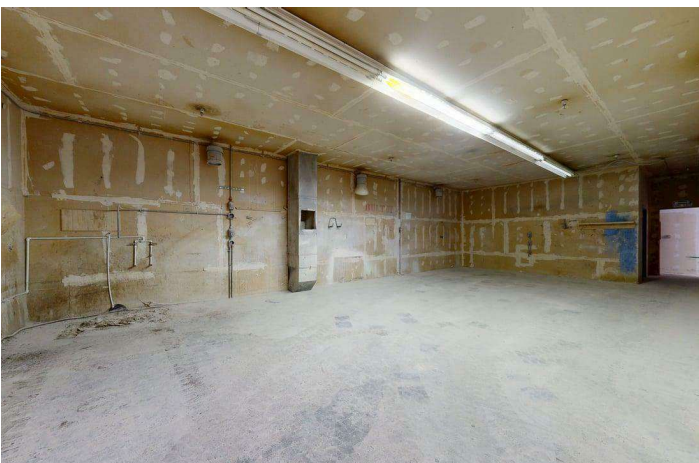
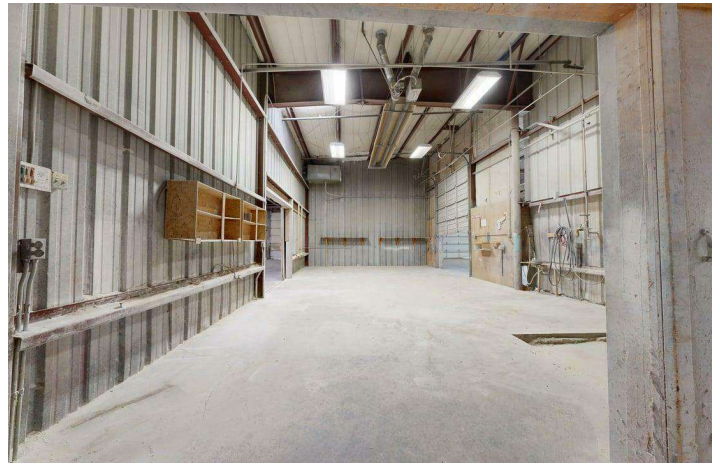
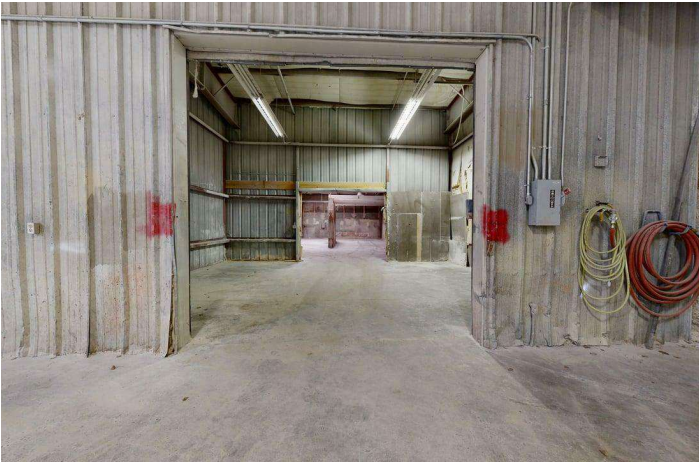


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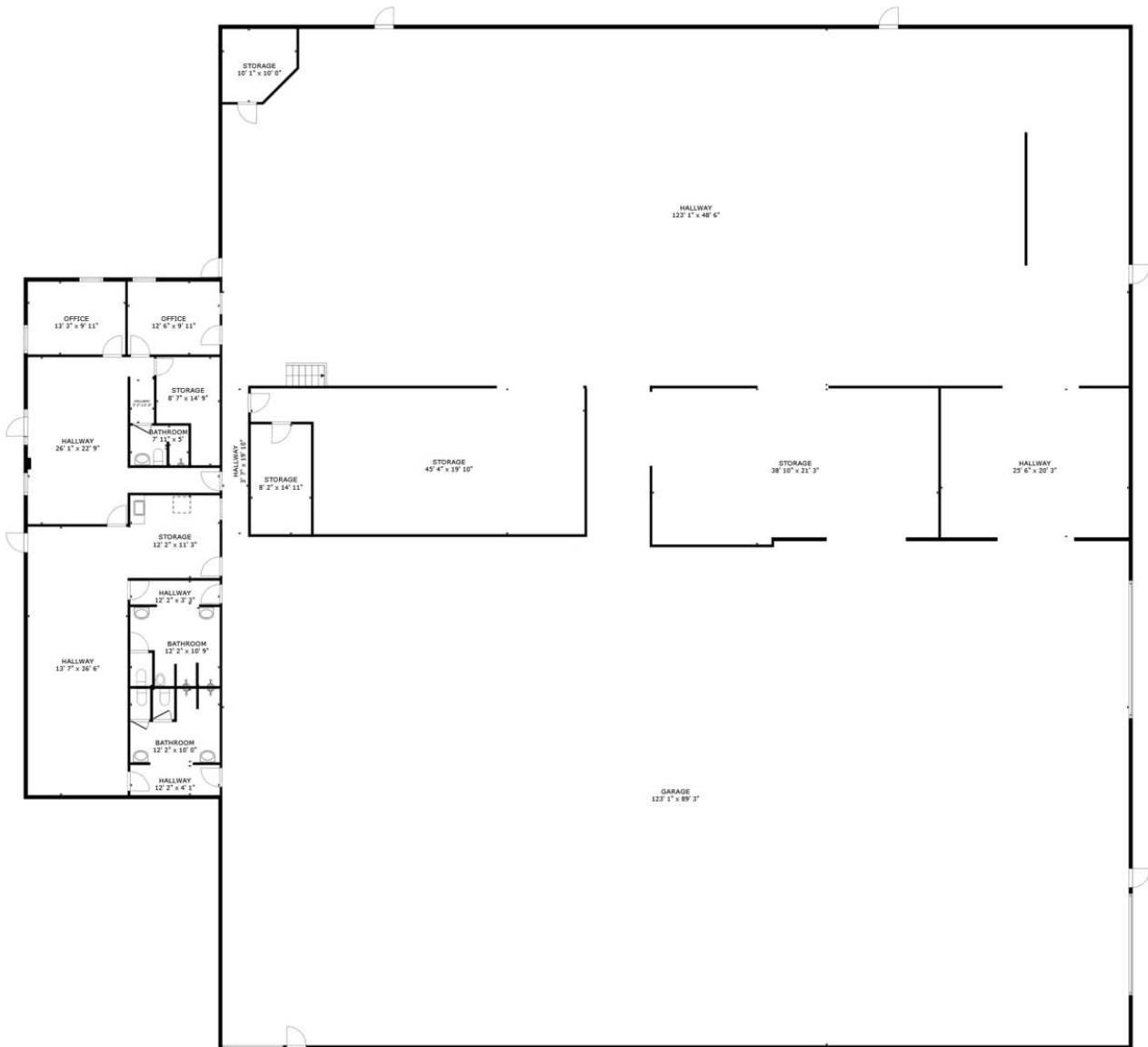


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 10,221 sq.ft.
EXCLUDED AREAS : GARAGE 8,626 sq.ft.
TOTAL : 10,221 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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BUILDING 2 & 3, BACK LOT

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Building 2



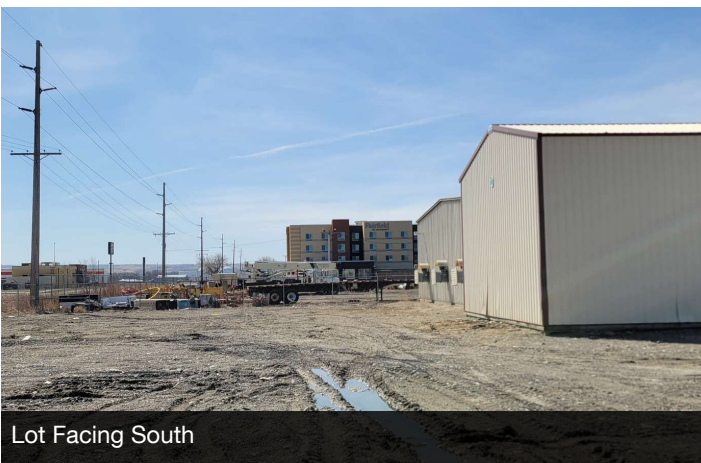
Building 3



Building 3



Facing South



Lot Facing South



From Lot, Facing West

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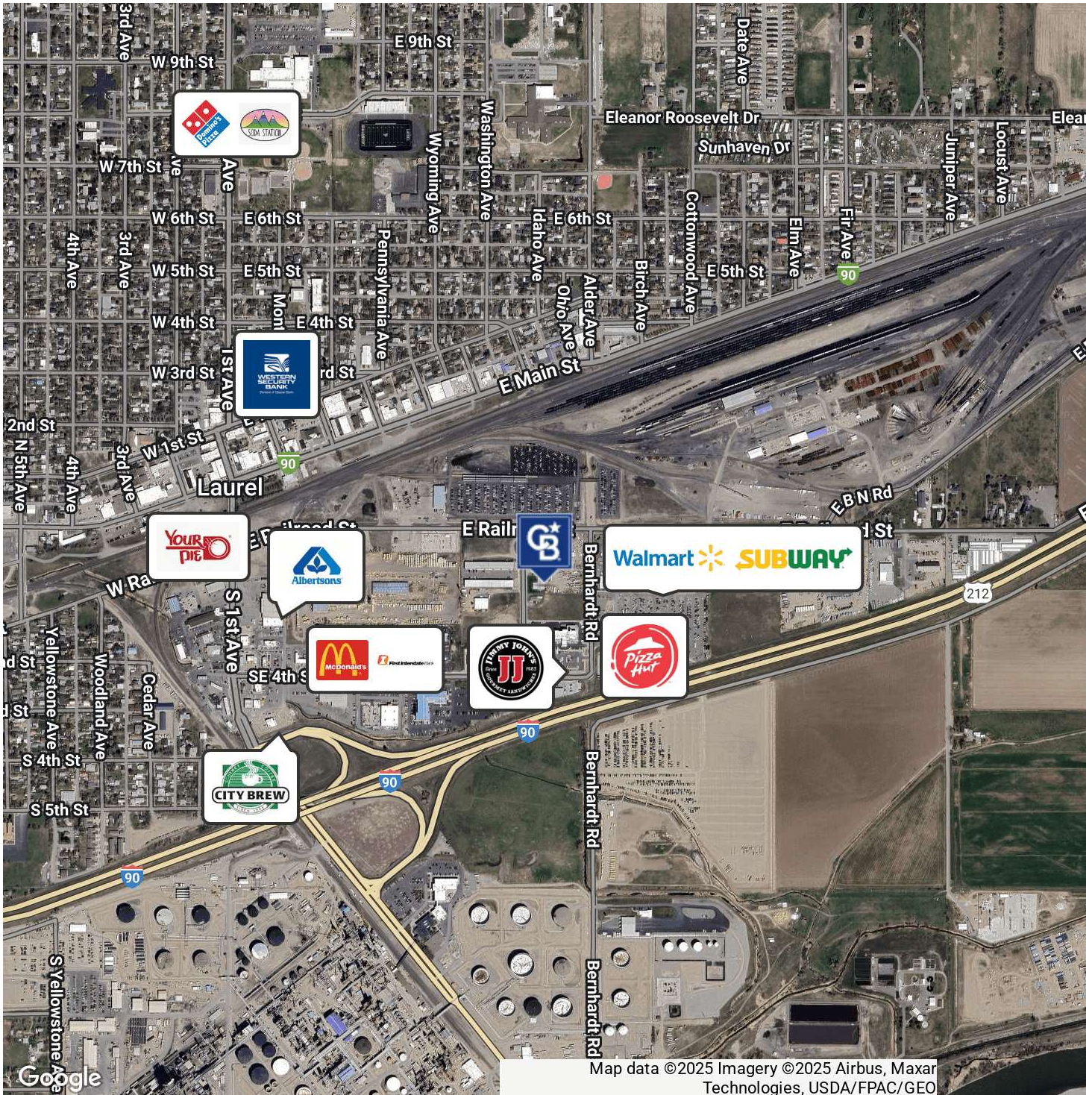


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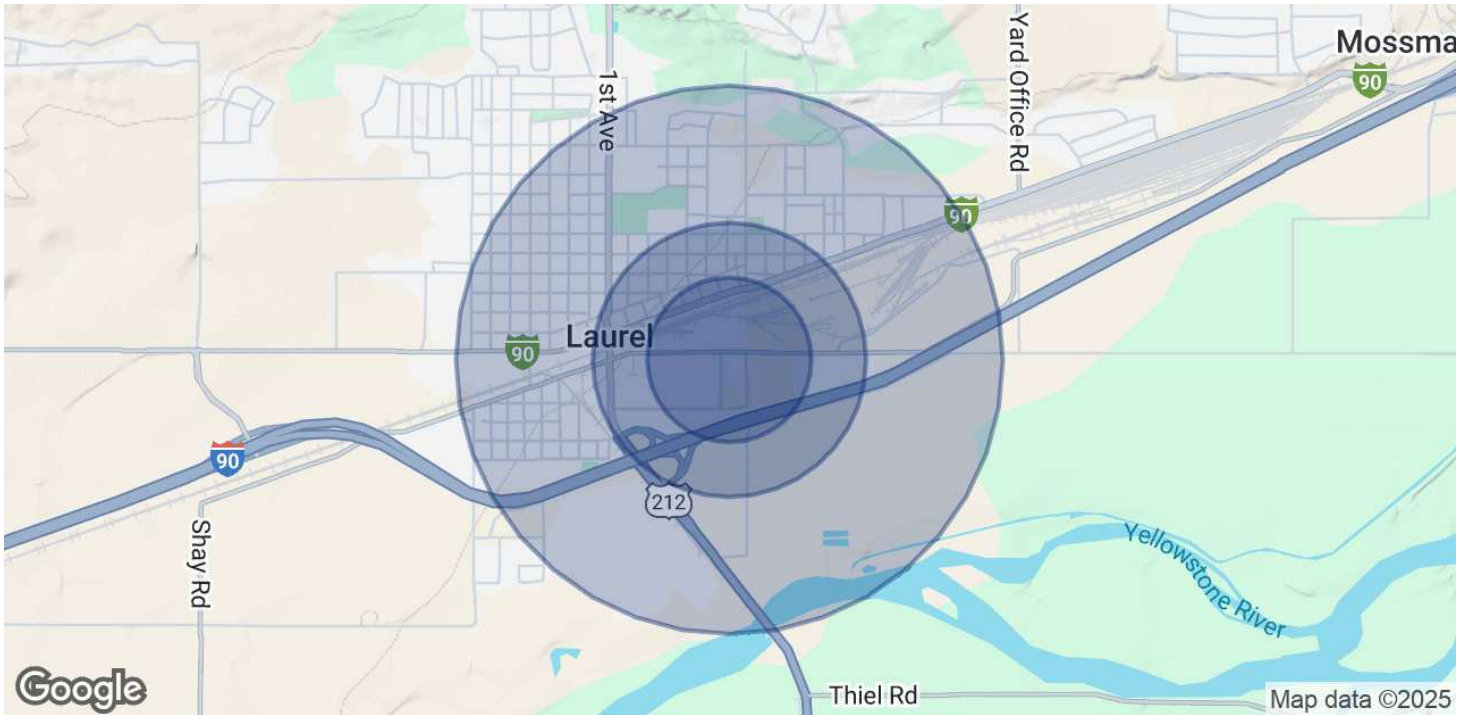


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	38	820	4,818
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	350	2,055
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$126,047	\$111,586	\$97,667
Average House Value	\$405,829	\$373,951	\$354,986

Demographics data derived from AlphaMap

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BRUCE KNUDSEN

Commercial Sales Broker

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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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