

# SALE

## 113 EAST MAIN STREET

113 East Main Street Laurel, MT 59044



**SALE PRICE**            \$275,000

**BUILDING SIZE**        2,250 SF

**Erik Caseres**  
(406) 861-4742

**Bruce Knudsen**  
(406) 698-8636

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### LOCATION DESCRIPTION

Position your business in the heart of downtown Laurel with this highly visible Main Street office/retail building. Located along one of the city's most traveled corridors, this property offers exceptional exposure, easy access, and strong signage opportunities for businesses seeking a prominent presence.

The building features beautiful wood flooring, custom wood-paneled walls, and a bright, welcoming interior with excellent lighting throughout. Fresh paint enhances the space, creating a clean, professional environment that's move-in ready while still offering flexibility for customization.

- 2,250 sf prime office/retail space
- Flexible layout including: multiple offices, two private restrooms and retail/showroom space
- Parking in rear
- Custom wood paneled walls and hardwood flooring

### OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	2,250 SF

### 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Whether you're an owner-user looking to build equity instead of paying rent, or an investor seeking a well-located Main Street asset, 113 E Main offers strong fundamentals in a growing, business-friendly community just minutes from Billings.

### PROFESSIONAL & SPECIALTY USES INCLUDE:

- Insurance agency, Real estate brokerage
- Law office, Accounting, or tax services
- Financial advisory firm, Consulting office
- Counseling or therapy practice, Title company
- Boutique retail shop, Gift store
- Specialty food or coffee concept
- Salon or barber shop, Wellness studio
- Gallery or creative workspace, Small showroom

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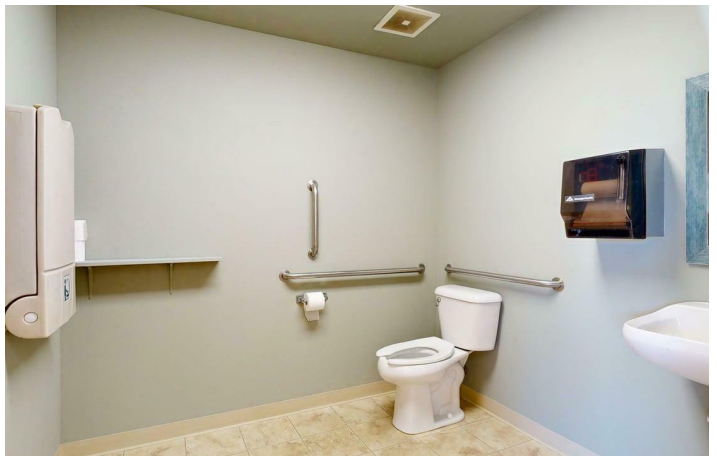
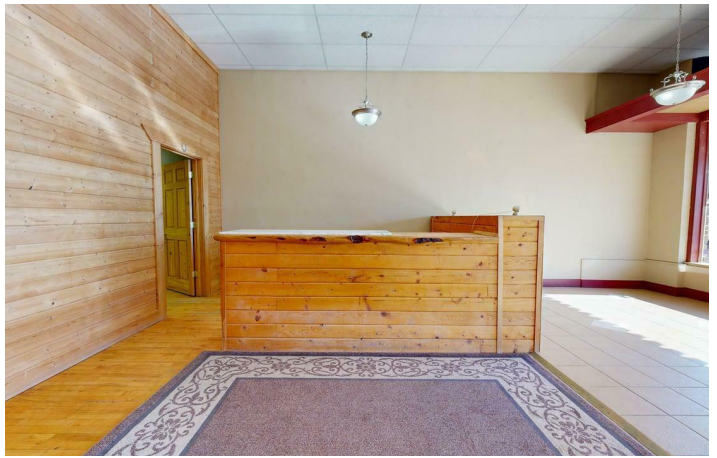
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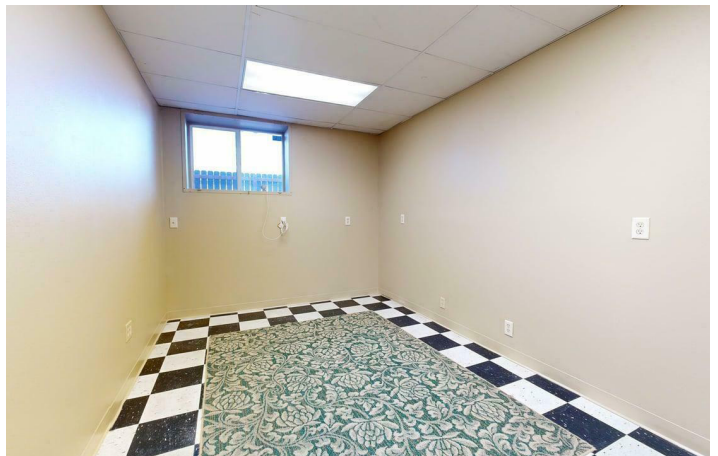
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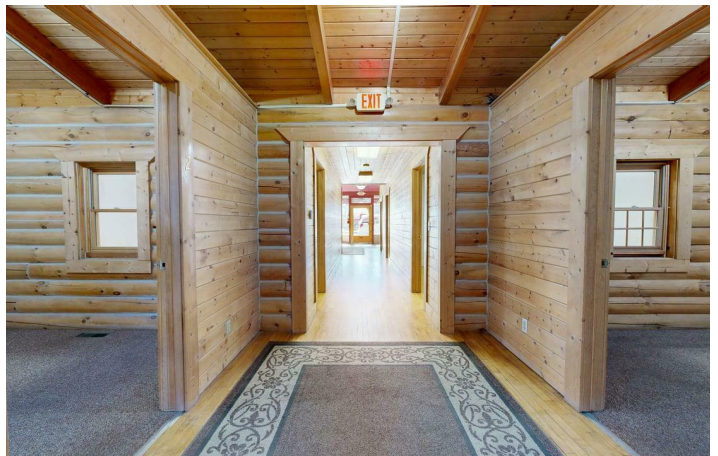
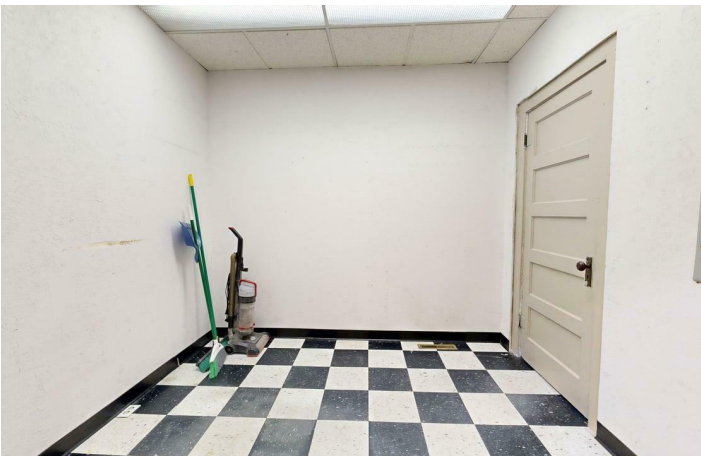
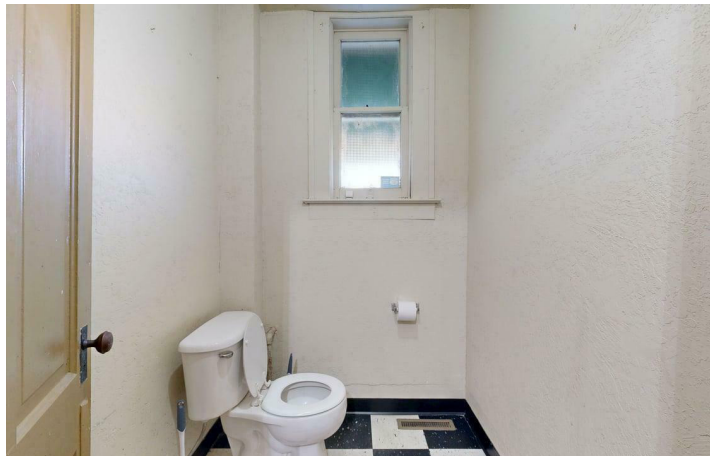
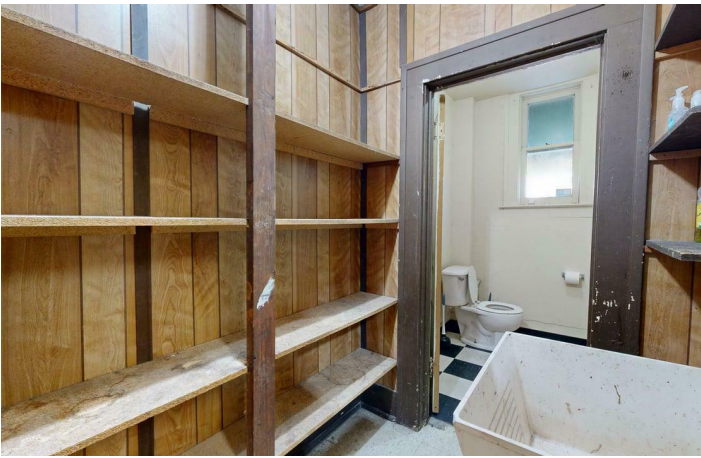
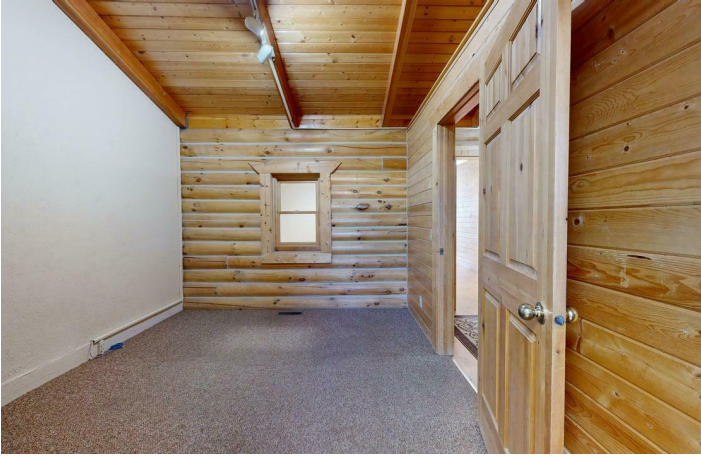
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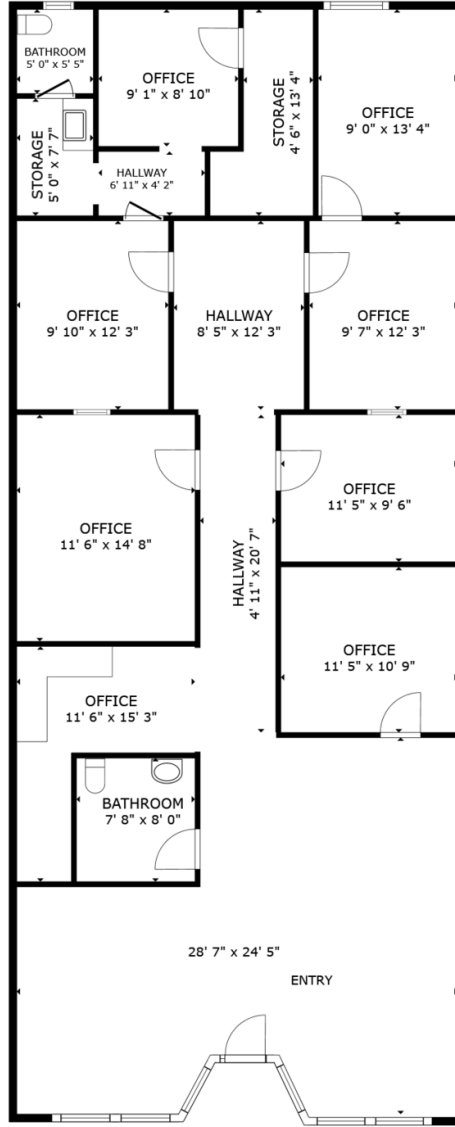


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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 2,021 sq.ft.  
TOTAL : 2,021 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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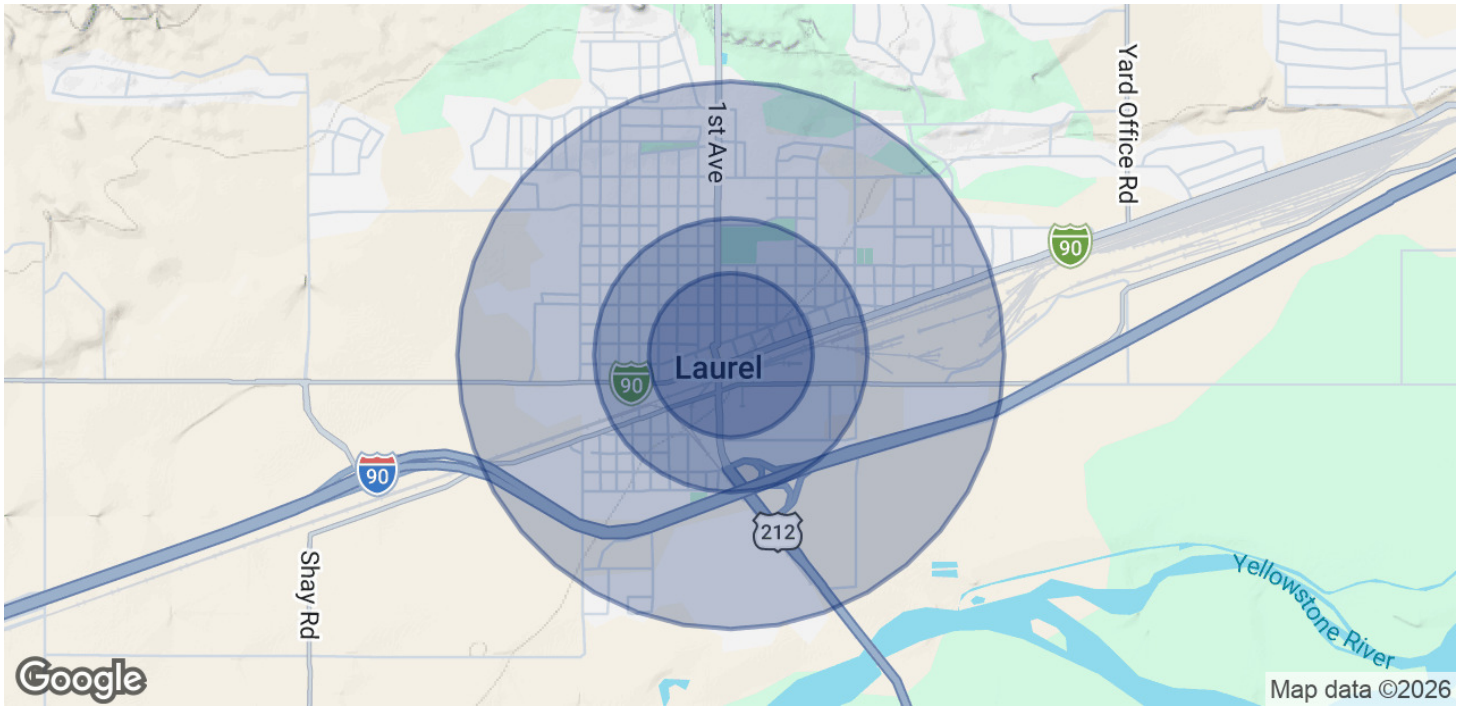
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	392	2,166	5,718
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	177	951	2,412
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$104,149	\$98,155	\$98,024
Average House Value	\$364,792	\$357,631	\$354,629

Demographics data derived from AlphaMap

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## ERIK CASERES

Comm Sales Associate

erik@cbcmontana.com

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

### PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

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 CBC, 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 Broker**

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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