

SALE

LOT 5 HWY 47

Lot 5 Hwy 47 Hardin, MT 59034



SALE PRICE

\$85,000

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com

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PROPERTY HIGHLIGHTS

- Hardin City lot on Highway 47.
- Lot is adjacent to highway across from Love's Truck Stop.
- City services available.
- Unique city lot North of Interstate 90 from town of Hardin.

OFFERING SUMMARY

Sale Price:	\$85,000
Lot Size:	45,825 SF

PROPERTY DESCRIPTION

This unique city lot, located on Highway 47 across from Love's Truck Stop, offers prime visibility and accessibility. Situated just north of Interstate 90 and near the town of Hardin, this 45,825 square foot lot is ready for development with city services available. Its strategic location makes it ideal for commercial use, catering to the high traffic area from the highway and nearby interstate. Priced at \$95,000, this lot presents an excellent opportunity for investment in a growing area.

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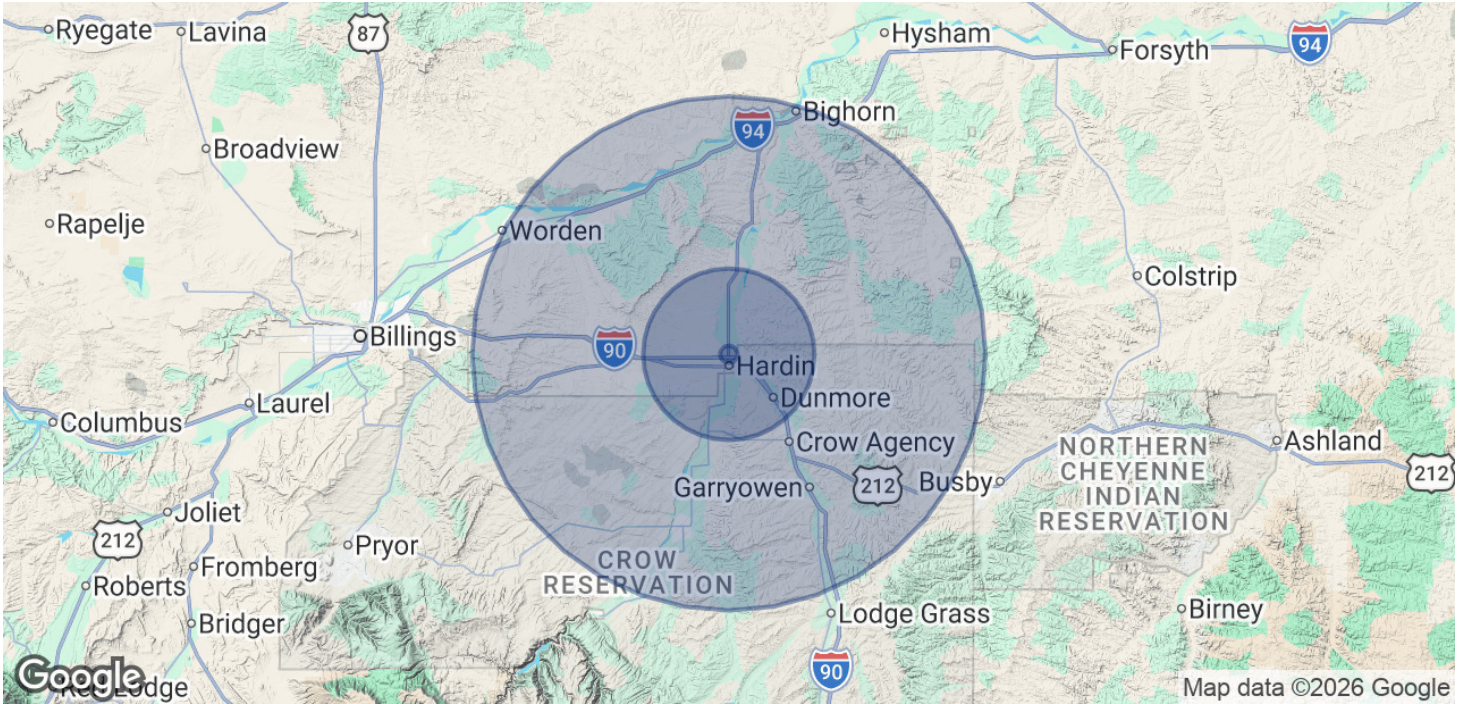


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	851	5,088	9,529
Average Age	38	37	37
Average Age (Male)	36	35	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	289	1,681	3,106
# of Persons per HH	2.9	3	3.1
Average HH Income	\$72,750	\$69,433	\$70,321
Average House Value	\$187,986	\$188,431	\$234,456

2020 American Community Survey (ACS)

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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

CBS

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