

Sale

3333 N Frontage Rd

3333 N Frontage Rd Billings, MT 59101

SELLER FINANCING AVAILABLE!



SALE PRICE

\$4,666,000

LOT SIZE

1.643 - 40.858 AC

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com

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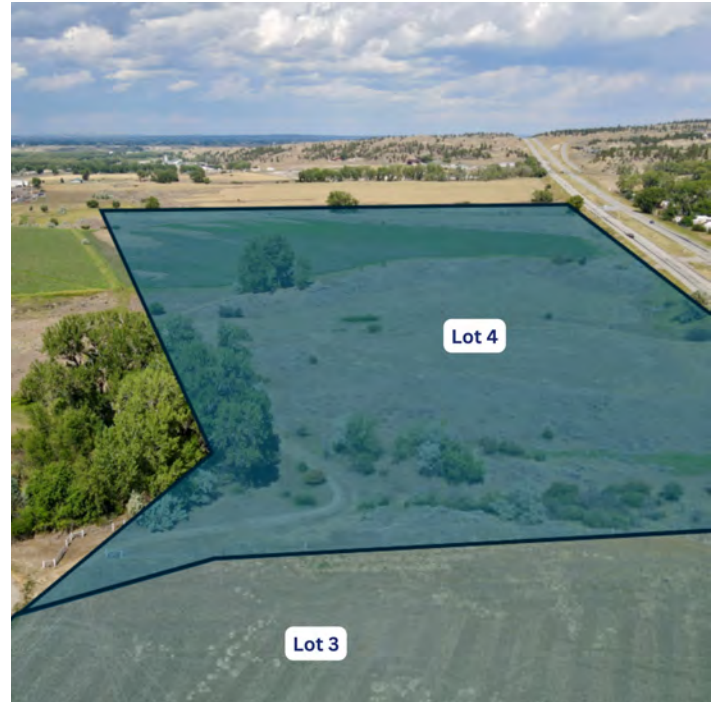


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COMMERCIAL**
CBS

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PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Four lots totaling approximately 40.858 acres
- Offered at \$4,666,000
- Lot sizes ranging from 1.643 to 35.834 acres
- Two additional lots available across N Frontage Road
- Excellent access to I-90 and I-94
- High-visibility frontage road location
- Flexible commercial and industrial development potential
- Seller Financing Available

OFFERING SUMMARY

Sale Price:	\$4,666,000
Number of Lots:	4

LOCATION DESCRIPTION

Secure nearly 41 acres at one of Billings' most strategically connected industrial locations. Positioned near the I-90/I-94 interchange, this Light Industrial-zoned property offers outstanding interstate visibility, convenient regional access and the flexibility to support projects of varying scale. The offering includes three parcels ranging from approximately 1.643 to 1.691 acres, along with a substantial 35.834-acre tract, allowing buyers to acquire individual lots or assemble the full 40.858-acre site. Surrounded by established retailers, hotels, restaurants, truck services and industrial businesses, the property is well suited for an owner-user, logistics operation, service business, industrial campus or long-term development investment. Two additional lots are available across N Frontage Road, creating even greater potential for expansion.

LOT #	SIZE	PRICE
Lot 1	1.691 AC	\$258,000
Lot 2	1.69 AC	\$258,000
Lot 3	1.643 AC	\$250,000
Lot 4	35.834 AC	\$3,900,000

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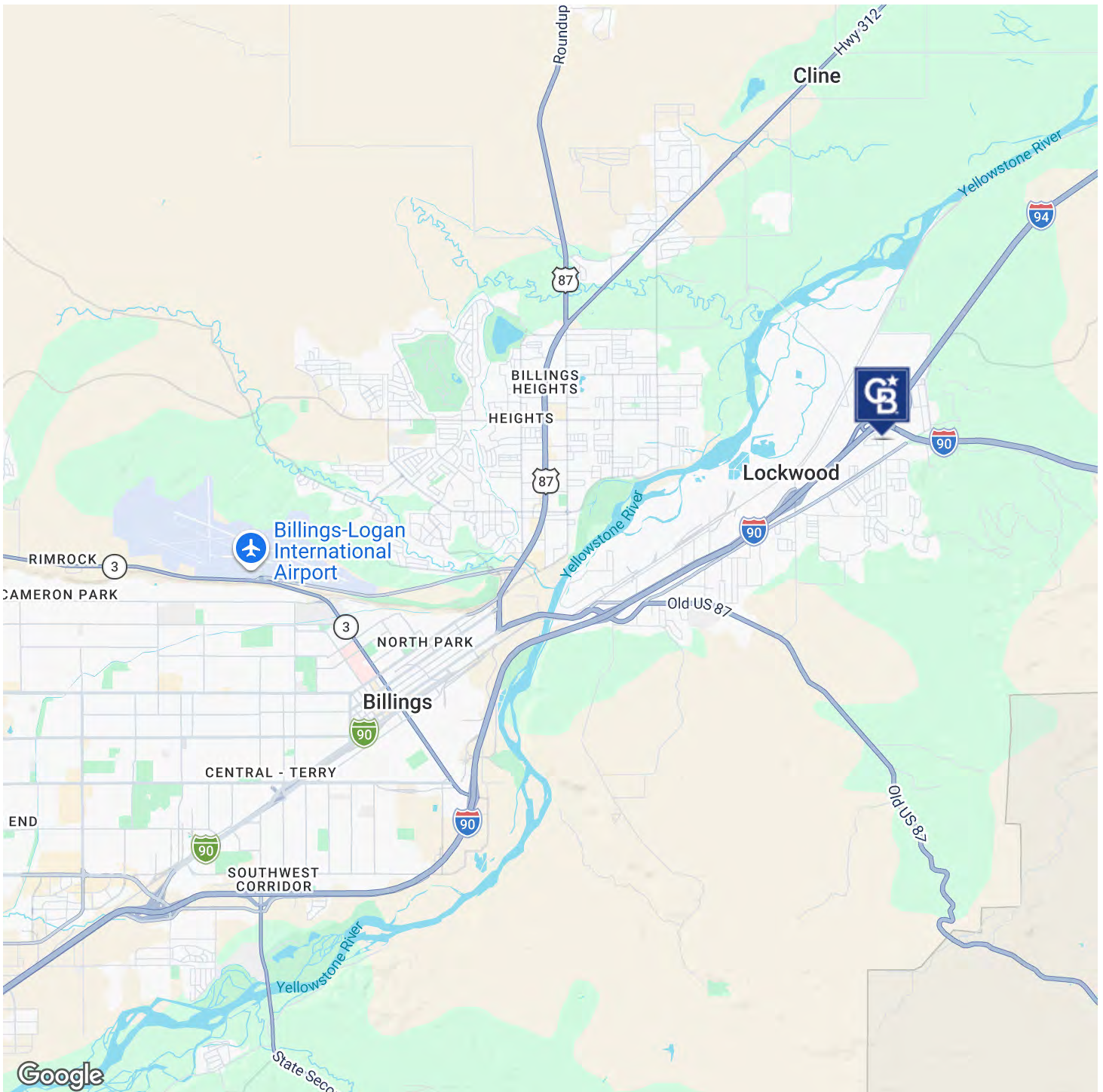


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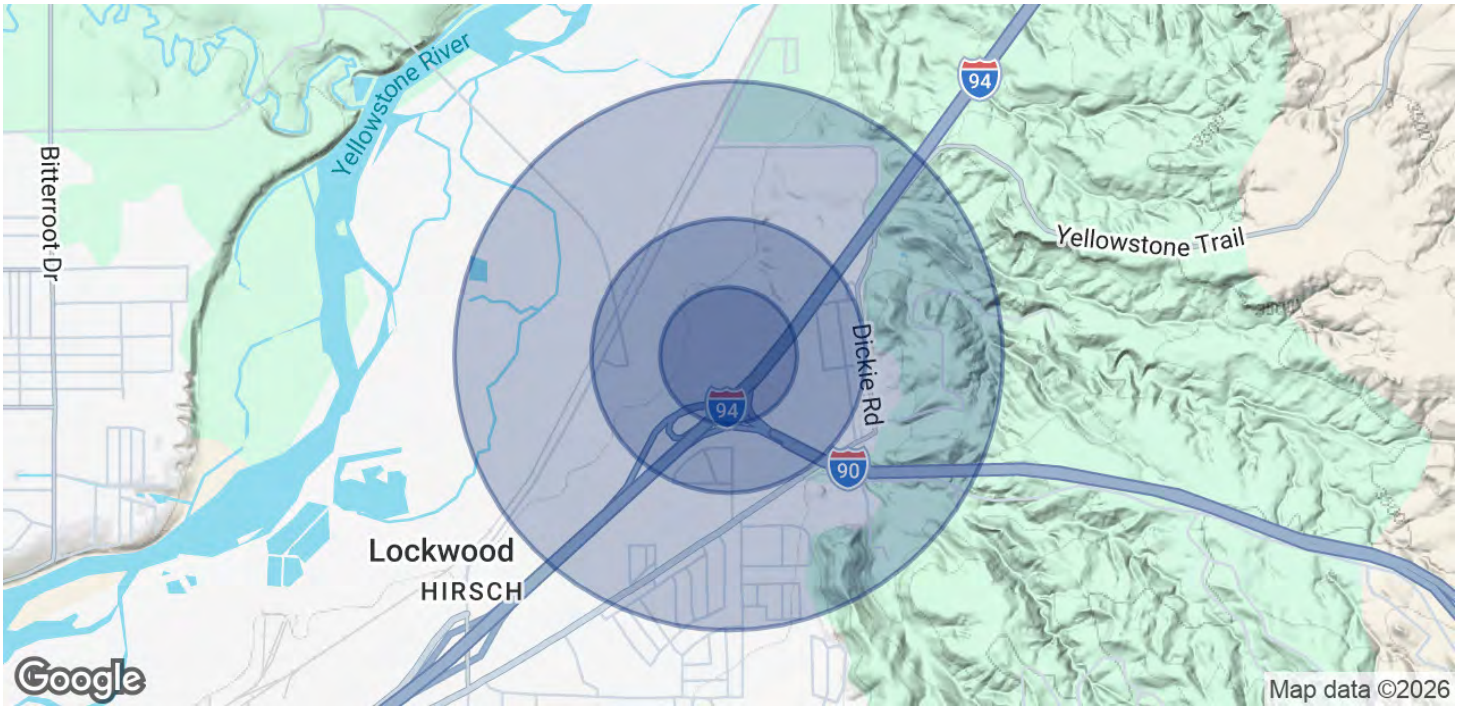


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	242	928	2,358
Average Age	37	36.9	36.5
Average Age (Male)	38.2	38.1	37.5
Average Age (Female)	35.9	35.9	35.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	79	304	784
# of Persons per HH	3.1	3.1	3
Average HH Income	\$111,643	\$110,849	\$108,059
Average House Value	\$272,593	\$268,979	\$278,389

2023 American Community Survey (ACS)

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BRUCE KNUDSEN

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MT #RRE-BRO-LIC-127352

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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