

SALE

2271 ELDORADO DR

2271 Eldorado Dr Billings, MT 59102



SALE PRICE \$1,300,000

BUILDING SIZE 9,144 SF

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- 9,144 SF Building on 24,456 SF Lot
- Sale Price: \$1,300,000
- High-Visibility Location Near 24th St W & Central Ave
- Approx. 22,400 VPD on 24th St W
- Flexible Shop, Retail & Office Layout
- Concrete Tilt-Up Construction
- Ample Front Parking
- Fenced Yard / Outdoor Storage Area
- Excellent Access & Exposure

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	22,541 SF
Building Size:	9,144 SF

LOCATION DESCRIPTION

Rare Opportunity!

This commercial property is ideally situated near the high-traffic intersection of 24th Street West, which sees approximately 22,400 vehicles daily, and Central Avenue, with around 15,800 cars per day. The convenient location ensures excellent visibility and accessibility for your business.

The floor plan features a versatile combination of shop space and retail or office areas, allowing for flexible use to suit a variety of business needs.

The building is a concrete tilt-up structure in excellent condition, reflecting quality construction and ongoing maintenance. Customers and staff will appreciate the ample parking available directly in front of the store, as well as a fenced yard area located at the end of the building, perfect for additional storage or secure outdoor use.

This property offers an outstanding opportunity for businesses seeking a prime location with great amenities and high exposure.

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



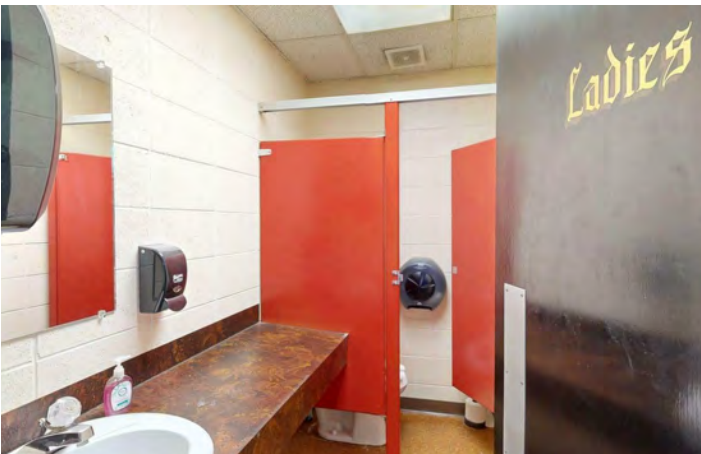
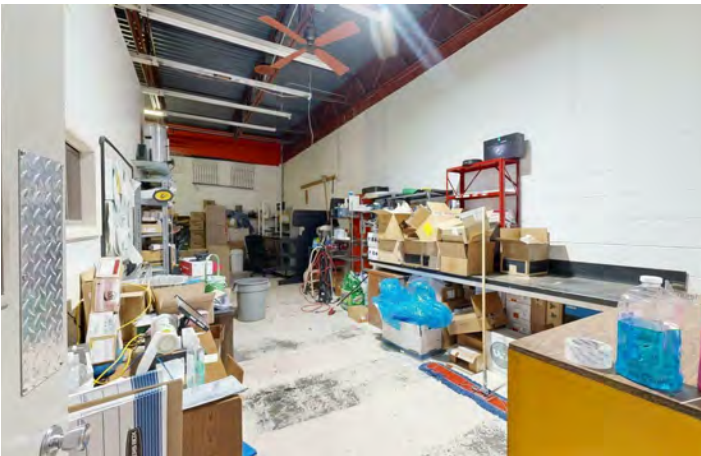
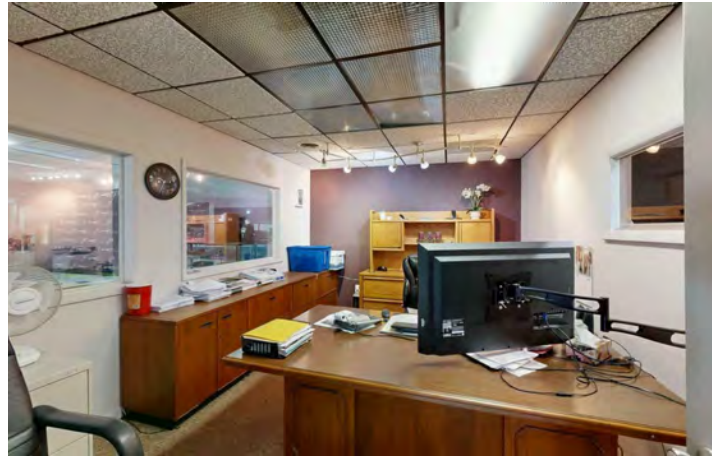
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



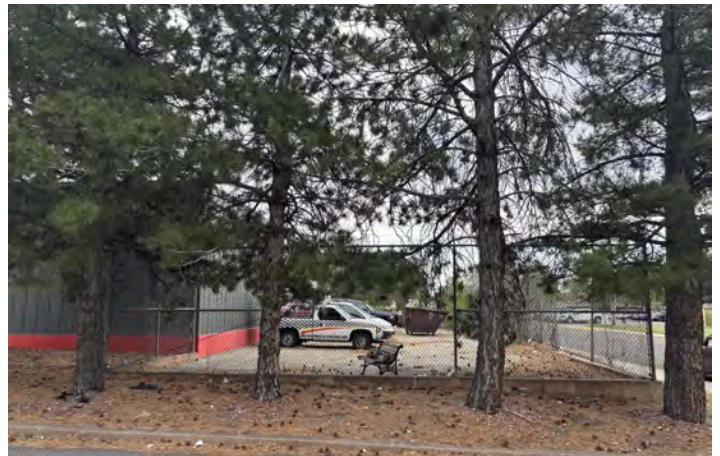
Bruce Knudsen
(406) 698-8636
bruce@cbsmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



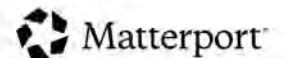
**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



GROSS INTERNAL AREA
FLOOR PLAN 8,782 sq.ft.
TOTAL : 8,782 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



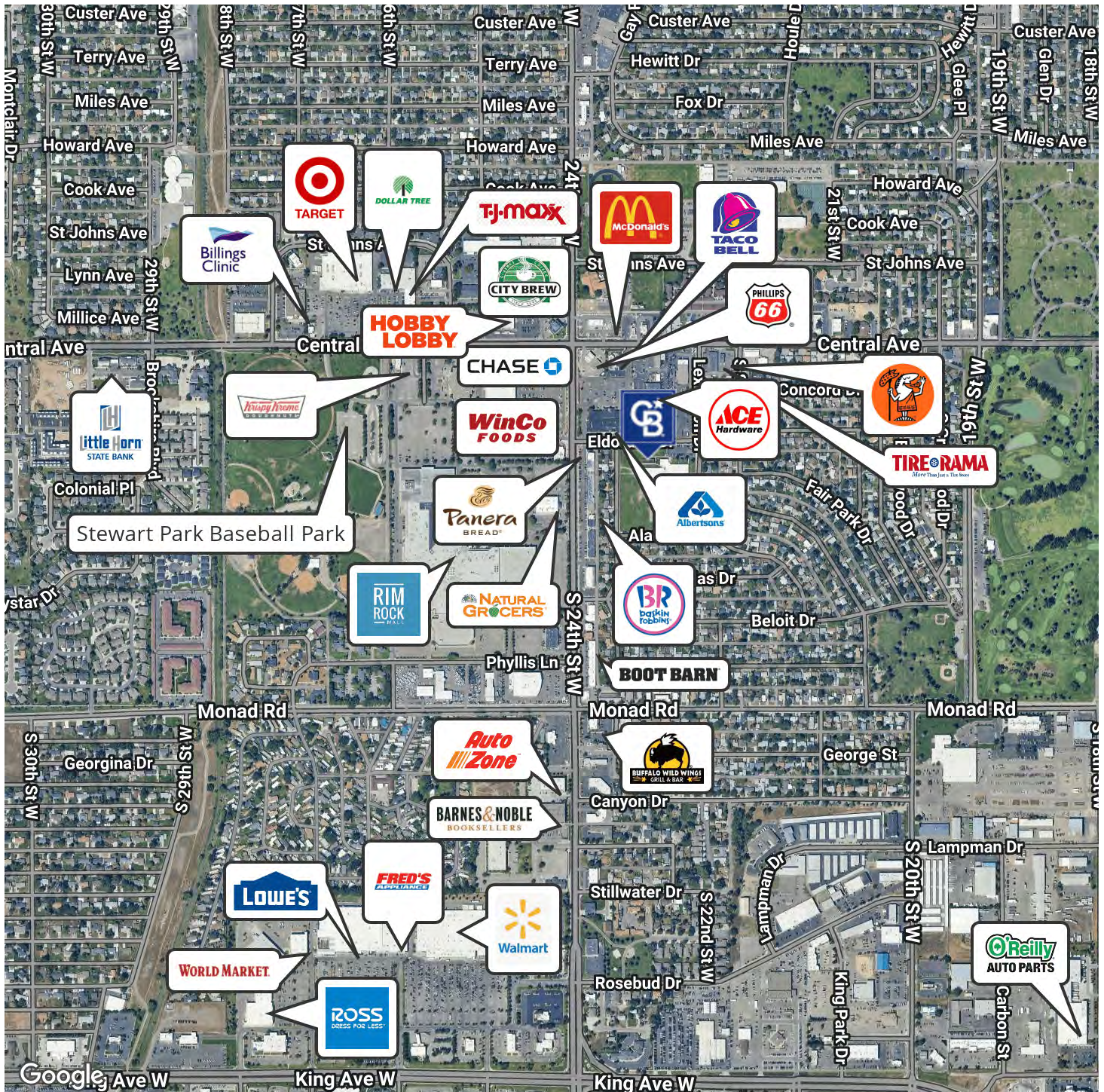
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



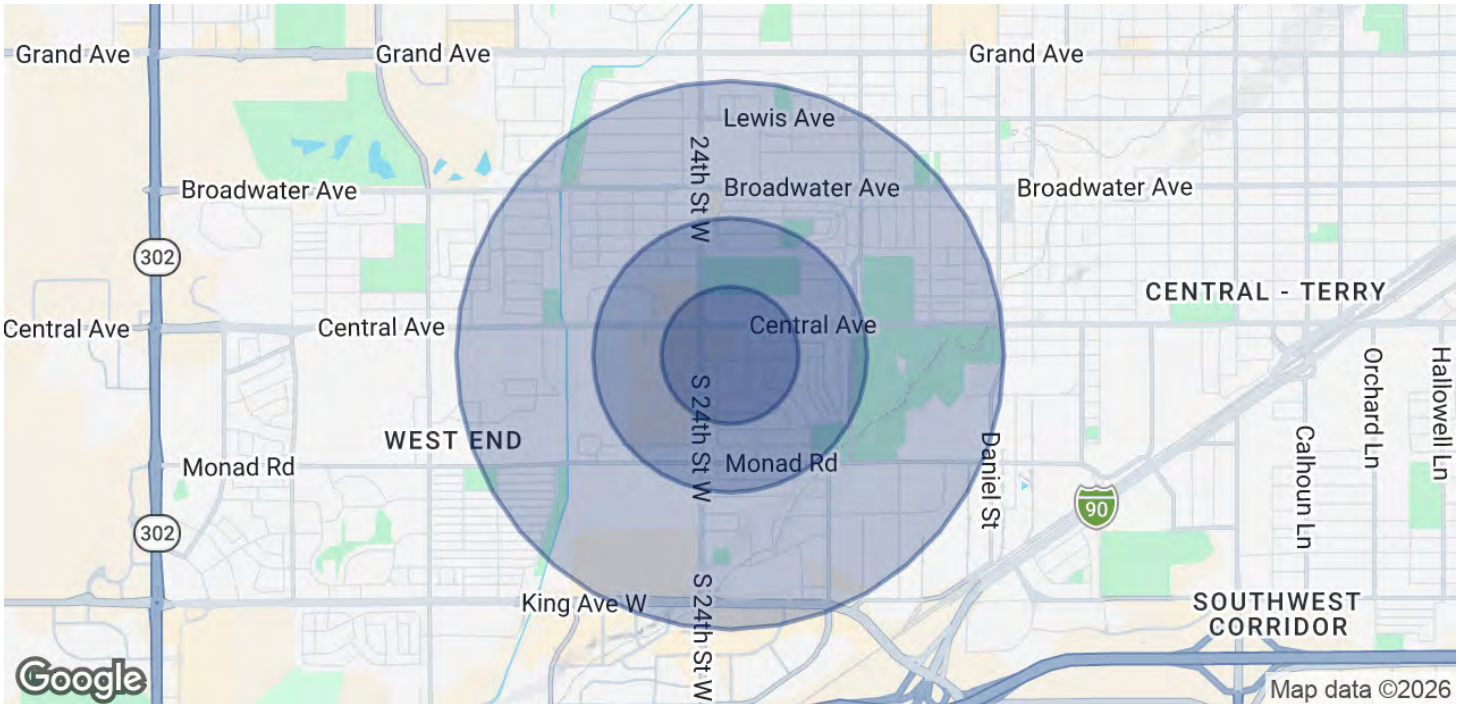
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	862	2,790	9,559
Average Age	35.2	39.1	41
Average Age (Male)	37.2	40.3	39.5
Average Age (Female)	35	38.8	44.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	299	1,041	4,121
# of Persons per HH	2.9	2.7	2.3
Average HH Income	\$73,452	\$70,915	\$83,032
Average House Value	\$271,185	\$265,322	\$293,668

2023 American Community Survey (ACS)

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2271 ELDORADO DR
2271 Eldorado Dr Billings, MT 59102



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

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS