

\$2,300,000 - 6508-6512 Wagon Trail, Billings

MLS® #347756

\$2,300,000

Bedroom, 0.00 Bathroom,
Commercial Sale on 1.00 Acres

West King Commercial Park Subd, Billings,
MT

Strategic Location: Situated in a thriving commercial area of Billings, these properties offer excellent visibility and accessibility.

Investment Opportunity: With a 5% cap rate, these properties provide a solid return on investment, ideal for savvy investors.

Versatile Spaces: Suitable for a variety of commercial uses, ensuring long-term value and flexibility. 2 buildings in two lots, 3 units per building with

bathrooms, 0.532 Acres per building, Flex Warehouse, 8,400 Sq Ft per Building,

Construction: Pre-engineered Steel, 3 overhead doors per building - 12X14 and 3 man doors, Ceiling height 16ft. Cistern and septic tanks.

Built in 2016

Essential Information

MLS® #	347756
Price	\$2,300,000
Bathrooms	0.00
Acres	1.00
Year Built	2016
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address 6508-6512 Wagon Trail



Area	(08) West Billings
Subdivision	West King Commercial Park Subd
City	Billings
County	Yellowstone
State	MT
Zip Code	59106

Interior

Heating	Natural Gas
Cooling	Other
# of Stories	1
Stories	One