

\$2,900 - 707 Wagon Trail E. - Nnn Lease Listing, Billings

MLS® #351570

\$2,900

Bedroom, 0.00 Bathroom,
Commercial Sale on 0.50 Acres

WEST KING COMMERCIAL PARK SUB,
Billings, MT

Prime Office/Warehouse Space for lease!

Discover the perfect space for your business at 707 Wagon Trail E, Unit 2, offering a versatile combination of office and warehouse features in a secure setting.

Total Space: 3,480 sq. ft. (Warehouse: 2,136 sq. ft.) Mezzanine/Breakroom: 1,080 sq. ft. | Office: 264 sq. ft.)

Functional Design: Office/warehouse layout with an ADA-compliant restroom

Convenient Amenities: Second-level mezzanine with a kitchenette and breakroom

Secure Storage: Fenced and locked yard (approx. 3,800 sq.ft.)

Easy Access: 14' overhead doors for seamless loading/unloading

Utilities: Cistern, septic system, YVEC and MDU

Located just north of King Avenue West, this space is ideal for businesses needing secure storage, office space, and warehouse functionality—all in one location. Don't miss this opportunity!

Built in 2021



Essential Information

MLS® #	351570
Price	\$2,900
Bathrooms	0.00
Acres	0.50
Year Built	2021
Type	Commercial Sale
Sub-Type	Office
Status	Active



Community Information

Address	707 Wagon Trail E. - Nnn Le
Area	(08) West Billings
Subdivision	WEST KING COMMERCIAL
City	Billings
County	Yellowstone
State	MT
Zip Code	59106



Amenities

Parking	Garage, Paved
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Interior

Heating	Electric, Forced Air, Gas, Hea
Cooling	Heat Pump
# of Stories	1
Stories	One

Exterior

Construction	Steel
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