

# Flexible Space Office/Warehouse BILLINGS WEST END FOR SALE



**WHERE:** Located just north of King Avenue West  
707 Wagon Trail East, Units 1 & 2 in Billings, Montana

**LEGAL:** Lot 6, Block 2, West King Commercial Park Sub (11) (TC C16593)

**WHAT:** Attractive space available featuring quality design and construction. Units 1 & 2 contain approximately 6,295 SF with offices, ADA restrooms, and heated warehouse space. Each unit has an 18'x14' overhead door in front of warehouse and they share a 7950 SF fenced graveled yard. Land Parcel is .5 acres.

**Unit 1:** Approximately 2,815 SF, including 264 SF office and 415 SF mezzanine with kitchenette

**Unit 2:** Approximately 3,480 SF, including 264 SF office and 1,080 SF mezzanine with kitchenette

**WHEN:** Immediate Occupancy

**SALE:** \$899,000 Cash or New Finance

**CALL:** Rob Veltkamp Brokerage  
406-656-2201 or 406-855-9089