



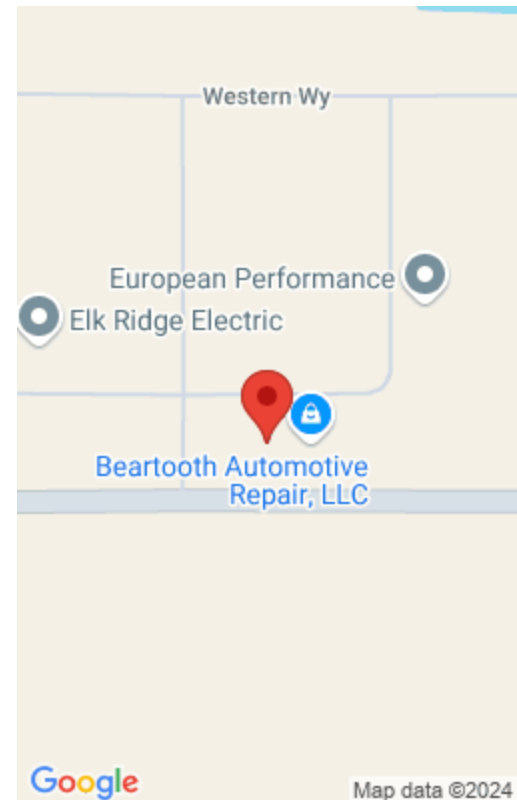
**\$2,600,000**

## **BILLINGS, MT, 59106**

<https://billingsrealtybrokers.com>

WEST KING COMMERCIAL PARK SUB (11), S07, T01 S, R25 E, BLOCK 2, Lot 12 and Lot 13 Strategic Location: Situated in a thriving commercial area of Billings, these properties offer excellent visibility and accessibility. Investment Opportunity: With a 4.5% cap rate, these properties provide a solid return on investment, ideal for savvy investors. Versatile [...]

- Office/Warehouse
- Commercial
- Active
- 16800 sq ft



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## Basics

**Category:** Commercial

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 2016, Existing

**County Or Parish:** Yellowstone

**DOM:** 6

**Rent Period:** Triple Net

**Status:** Active

**Area:** 16800 sq ft

**Zone:** Other

**Land Sq Ft:** 43560 sq ft

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## Building Details

**Water:** Cistern

**Building Type:** Office,Shop,Warehouse

**Number of Levels:** 1

**Number Buildings:** 2

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## Amenities & Features

**Sewer:** Septic Tank

**Cooling:** Other

**Heating:** Natural Gas

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## Miscellaneous

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/347756>

**Road Frontage:** 241

**Possession:** At Closing

**Showing**

**Instructions:**

Appointment Needed

**Subdivision:** West King Commercial Park Subd

**Parcel Number:**

C16599, C16600

**Occupancy:** Multiple

**List Office Name:** U

Bar S Real Estate

**Insurance:** \$7,626

**Office Sq Ft:** 3000 sq ft



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## Fees and Taxes

**Tot Taxes:** \$14,398

**Gross Annual Income:** \$139,140

