



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

262 HWY 117

Fort Peck, MT 59223

AVAILABLE SPACE

20,600 SF

ASKING PRICE

\$1,499,000

AREA

Large shop + mini storage facility for sale in Fort Peck, MT. Located on a busy Highway 117, this property is perfect for an owner/user looking for a large shop to run their business out of plus additional mini storage rental income OR a prime redevelopment opportunity for a convenience store or any small business looking for an excellent location. With Fort Peck being a mecca for hunting and fishing, mini storage units are constantly full with the current owner using a portion of the large shop for himself. As a bonus, the large shop has 3 Phase Power and includes outside fenced storage.

CBCMONTANA.COM



OFFICE

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1215 24th Street, Suite 240, Billings, Montana 59102
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OFFERING SUMMARY

Sale Price: \$1,499,000

Lot Size: 1.73 Acres

Building Size: 20,600 SF

Price / SF: \$72.77

LOCATION OVERVIEW

Large shop + mini storage facility for sale in Fort Peck, MT. Located on a busy Highway 117, this property is perfect for an owner/user looking for a large shop to run their business out of plus additional mini storage rental income OR a prime redevelopment opportunity for a convenience store or any small business looking for an excellent location. With Fort Peck being a mecca for hunting and fishing, mini storage units are constantly full with the current owner using a portion of the large shop for himself. As a bonus, the large shop has 3 Phase Power and includes outside fenced storage.

PROPERTY HIGHLIGHTS

- * 20,600 SF of Shop & Mini Warehouse Buildings
- * 1.732 Acres of Land
- * For Sale: \$1,499,000
- * 3 Phase Power in Large Shop Space
- * Attractive Brick Façade on Large Shop & New Storage Buildings

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PROPERTY DESCRIPTION

BIG SHOP

- *6,850 SF Shop
- *3 Phase Power
- *No Heat Currently
- *13.5 ft Ceiling Height
- *LED Lighting
- *1 qty 12 ft High x 14 ft Wide Overhead Door
- *1 qty 12 ft High 12 ft Wide Overhead Door
- *15-16 Storage Spaces Total
- *5 Spaces Rented @ \$125/mo
- *1 Space Rented @ \$75/mo
- *TOTAL = \$700/mo

NEW MINI STORAGE BUILDING #1

- *2,688 SF Mini Storage
- *5 qty 10 ft Tall x 12 ft Wide Overhead Doors
- *No heat
- *LED Lights
- *Insulated
- *Electric Available @ 220 VAC
- *Brick Exterior
- *3 Units Rented @ \$300/mo
- *TOTAL Rent = \$900/mo

NEW MINI STORAGE BUILDING #2

- *1,800 SF of Mini Storage
- *4 qty 10 ft High x 12 ft Wide Overhead Doors
- *4 Rented @ \$150/mo
- *TOTAL RENT = \$600/mo

MINI STORAGE BUILT IN 2000 (x2)

- *2 qty 2,688 SF Mini Storage Buildings
- *Lights and Power Outlets
- *8 ft Tall x 10 ft Wide Overhead Doors
- *14 Single Units @ \$125/mo
- *1 Double Unit @ \$250/mo
- *TOTAL RENT = \$2,000/mo

(more on following page)

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PROPERTY DESCRIPTION (CONTINUED)

SMALL SHOP

- *1,600 SF Shop
- *1 qty 10 ft High x 12 ft Wide Overhead Door
- *Rented @ \$400/mo

SMALL SHOP #2

- *2,000 SF Shop
- *Electricity & Heated
- *1 qty 10ft High x 12 ft Wide Overhead Door
- *Bathroom with Running Water
- *Rented @ \$1,245/mo

OWNER'S SHOP

- *1,120 SF Shop
- *Power, No Heat
- *Used as a Woodworking Shop & Tool Storage

ATTIC STORAGE

- *120 SF of Attic Storage

NOTE: New Mini Storage Buildings are currently 85% finished with owner currently installing attractive exterior facade. All new Mini Storage Buildings are currently occupied by tenants.

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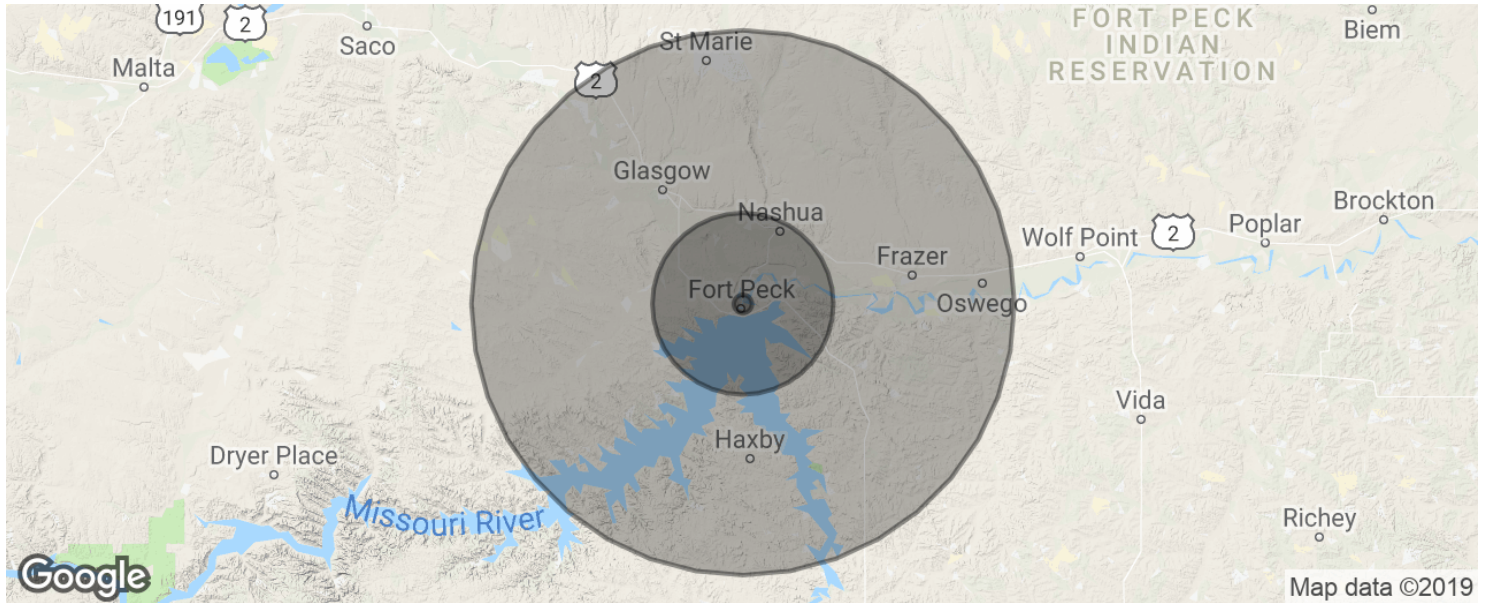
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	1	150	7,246
Median age	71.8	50.4	41.2
Median age (Male)	74.6	51.5	40.3
Median age (Female)	67.2	48.5	42.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	0	65	3,149
# of persons per HH		2.3	2.3
Average HH income		\$58,682	\$52,076
Average house value			

* Demographic data derived from 2010 US Census

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