



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

WESTBROOK STORAGE

\$4,300,000

1524 Old US 10
Laurel, MT 59044

AVAILABLE SPACE
93,652 SF

AREA

Westbrook Storage in Laurel, MT is the ideal mini storage investment for someone who is looking to acquire a mini storage facility with upside potential. With 422 units located on 10.64 acres, there is plenty of room to add additional units. The new West Laurel highway interchange that was just completed also creates additional opportunity for rent increases due to its superior location, easy access & highway visibility.

CBCMONTANA.COM



INDUSTRIAL

Nathan Matelich
O: 406 656 2001 | C: 406 781 6889
nathan@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price:	\$4,300,000
Cap Rate:	5.6%
Lot Size:	10.64 Acres
Year Built:	1978 - 2017
Building Size:	93,652 SF
Zoning:	Highway Commercial

PROPERTY OVERVIEW

- *422 Unit Westbrook Mini Storage for Sale
- *For Sale \$4,300,000
- *5.6% Cap Rate (Based on 2020 P&L)
- *90,348 SF of Mini Storage Buildings
- *3,304 SF 3 Bed, 2 Bath Single Family Home, 2 Car Garage + Accessory Dwelling Unit
- *10.64 Acres
- *Zoned Highway Commercial
- *Excellent Location Right Off The New West Laurel Interchange
- *Highway Visibility
- *Buyer Could Build Additional Mini Storage Units On Excess Land
- *Significant Upside Potential Via Raising Rents & Adding Buildings
- *3 Bed, 2 Bath Home is Set Up For Live In, Onsite Management Office
- *Accessory Dwelling Unit is Renovated and Includes Den/Exercise Room, Guest Bedroom & Sauna

Gross Potential Rent = \$409,080
 Gross Rent Collected (2020 P&L) = \$342,463

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UNITS:

NUMBER	SIZE	LEASE PRICE
1 Shop	50 x 75	\$650/mo
1 Shop	50 x 75	\$530/mo
28 RV Units	12 x 35	\$160/mo
37 Units	12 x 24	\$85/mo
19 Units	10 x 24	\$80/mo
159 Units	10 x 20	\$75/mo
59 Units	10 x 15	\$65/mo
33 Units	10 x 13	\$60/mo
35 Units	10 x 10	\$55/mo
41 Units	6 x 10	\$50/mo
6 Covered Open Storage		\$40/mo
3 Units	24 x 20	\$120/mo
58 Parking Spaces		\$25/mo



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WESTBROOK STORAGE BUILDINGS

BUILDING #	YR BUILT/ REMODELED	UNIT #	HEATED/PLUMBING	CONSTRUCTION
1	1978	1-41	None	Wood Frame
2	1980	42-72	None	Pre-engineered Steel
3	1984	73-93	None	Wood Frame
4	1979-1985	Shop	Heating & Plumbing	Wood Frame
5	1991-2010	Shop	None	Pre-engineered Steel & Wood Frame
6	1991	94-114	None	Pre-engineered Steel
7	1993	115-135	None	Pre-engineered Steel
8	1995	156-195	None	Wood Frame
9	2000	196-215	None	Wood Frame
10	2000	136-155	None	Pre-engineered Steel
11	2004	254-257	None	Pre-engineered Steel
12	2004	258-267	None	Pre-engineered Steel
13	2003	216-253	None	Pre-engineered Steel
14	2005/2012	RV 7-21 + 327-345	None	Pre-engineered Steel
15	2011	RV 22-33	None	Pre-engineered Steel
16	2010	319-326	None	Pre-engineered Steel
17	2010	268-302	None	Wood Frame
18	2017	346-370	None	Wood Frame
19	Open	1-6	None	Wood Frame
19				

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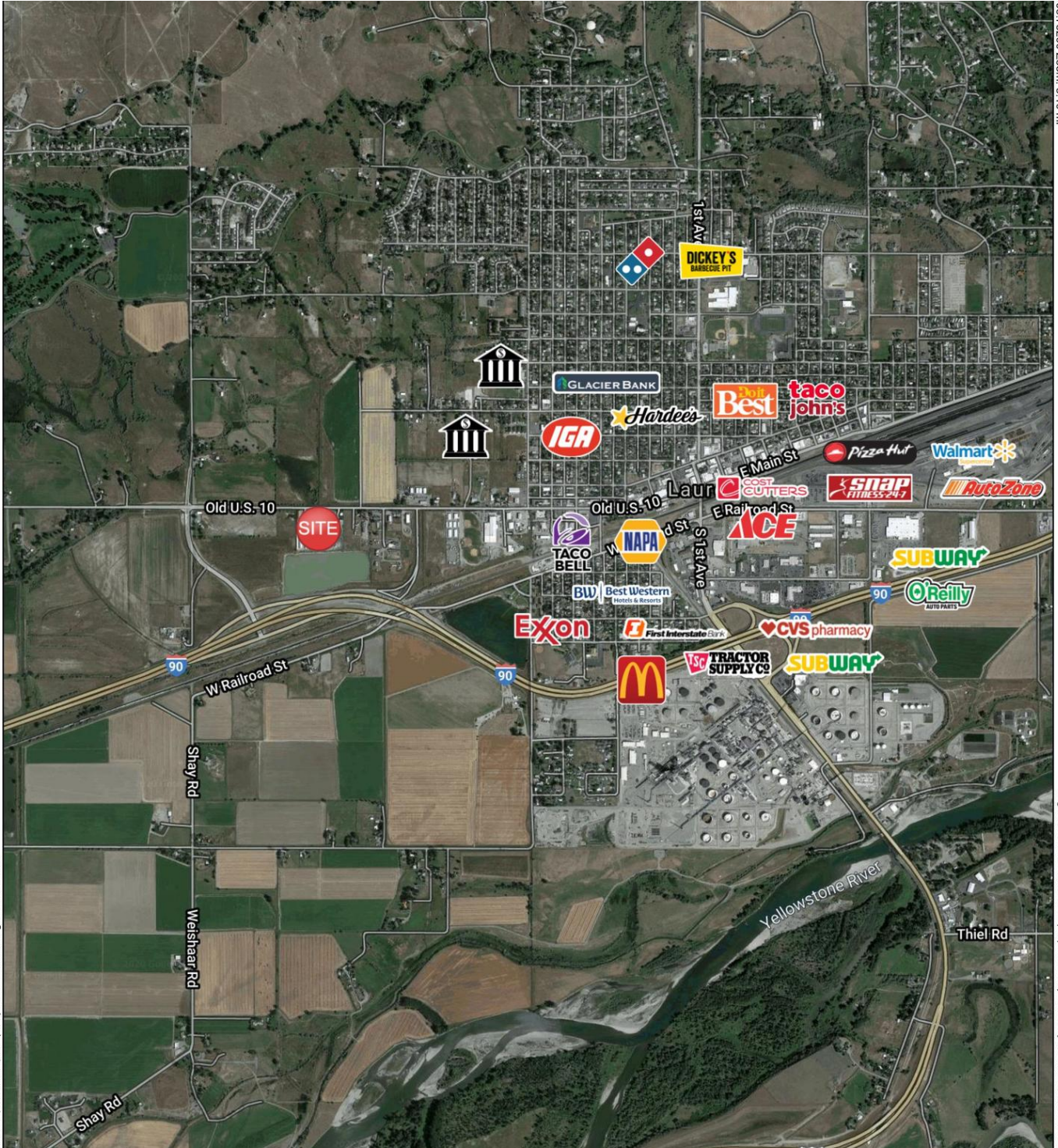
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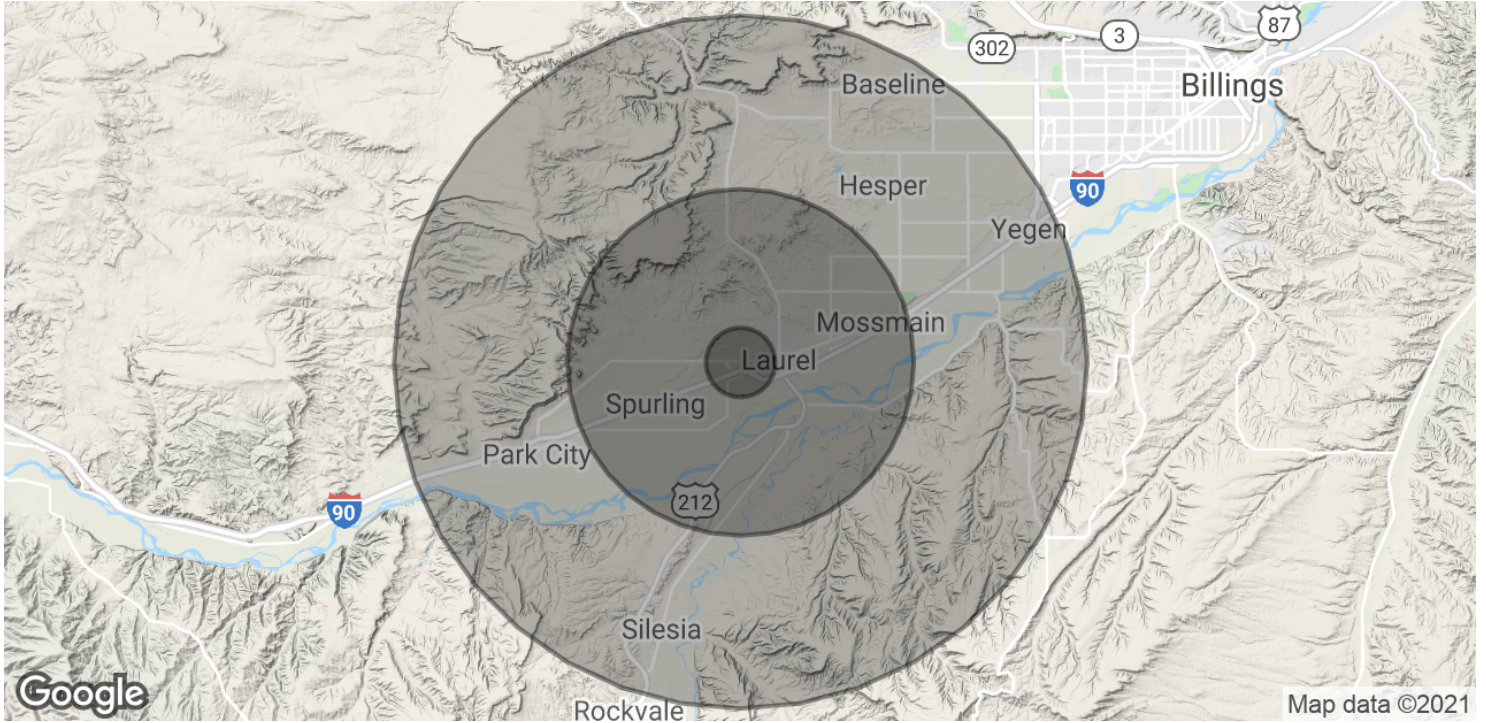
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	3,307	9,984
Average age	38.8	38.9	39.1
Average age (Male)	39.9	40.0	40.0
Average age (Female)	37.3	37.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,226	3,705
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,934	\$76,756	\$76,244
Average house value	\$264,842	\$260,089	\$258,284

* Demographic data derived from 2010 US Census

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