



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

WESTBROOK STORAGE

\$4,300,000

1524 Old US 10
Laurel, MT 59044

AVAILABLE SPACE
90,348 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 421 units located on 9.6 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.



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INDUSTRIAL

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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



WESTBROOK STORAGE

1524 Old US 10, Laurel, MT 59044

SALE



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Sale Price: | \$4,300,000 |
| Cap Rate: | 5.7% |
| Lot Size: | 9.606 Acres |
| Year Built: | 1978 |
| Building Size: | 90,348 SF |
| Zoning: | Highway Commercial |
| Price / SF: | \$47.59 |

PROPERTY OVERVIEW

- *421 Unit Westbrook Mini Storage for Sale
- *90,348 SF of Mini Storage Buildings
- *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

NUMBER/SIZE/PRICE OF UNITS:

- 1 qty Manager's Office 50x75
- 1 qty Shop Building 50 x 75 - \$530/mo
- 27 qty 12 x 35 - \$160/mo
- 37 qty 12 x 24 - \$85/mo
- 19 qty 10 x 24 - \$80/mo
- 159 qty 10 x 20 - \$75/mo
- 59 qty 10 x 15 - \$65/mo
- 33 qty 10 x 13 - \$60/mo
- 35 qty 10 x 10 - \$55/mo
- 41 qty 6 x 10 - \$50/mo
- 6 Open Storage - \$40/mo
- 3 qty 24 x 20 - \$120/mo

Gross Potential Rent = \$381,960

Gross Rent Collected Last 12 Months (Nov 2019 to Oct 2020) = \$335,866

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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 | Manager's office | 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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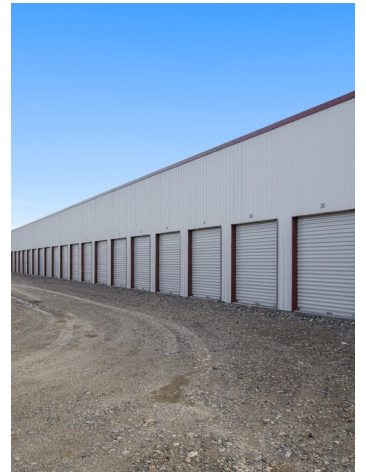
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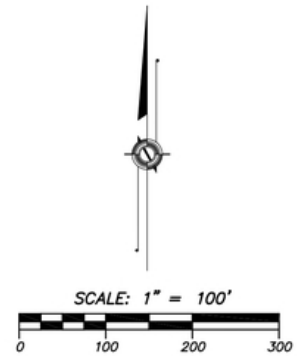


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PROPOSED PLAT OF
 AMENDED PLAT OF A PORTION OF LOTS 4 AND 5, WESTBROOK'S SUBDIVISION
 IN THE NW1/4 OF SECTION 17, T2S, R24E, P.M.M.
 YELLOWSTONE COUNTY, MONTANA
 SUBDIVIDER/OWNER: GROSHELLE PROPERTIES LIMITED PARTNERSHIP



| 1/4 SEC. | SECTION | TOWNSHIP | RANGE | SHEET NO. |
|----------|---------|----------|---------|-----------|
| NW1/4 | 17 | 2 SOUTH | 24 EAST | 1 of 1 |

DRAWING PATH: G:\L_120023 - Groshelle\Mapset\120023SP01.dwg
 DATE DRAWN: 10/22/20
 REVISED:

 **PINPOINT LAND SURVEYS, PLLC**
 4820 MCGIRL ROAD
 BILLINGS, MONTANA 59105
 (406) 373-9856

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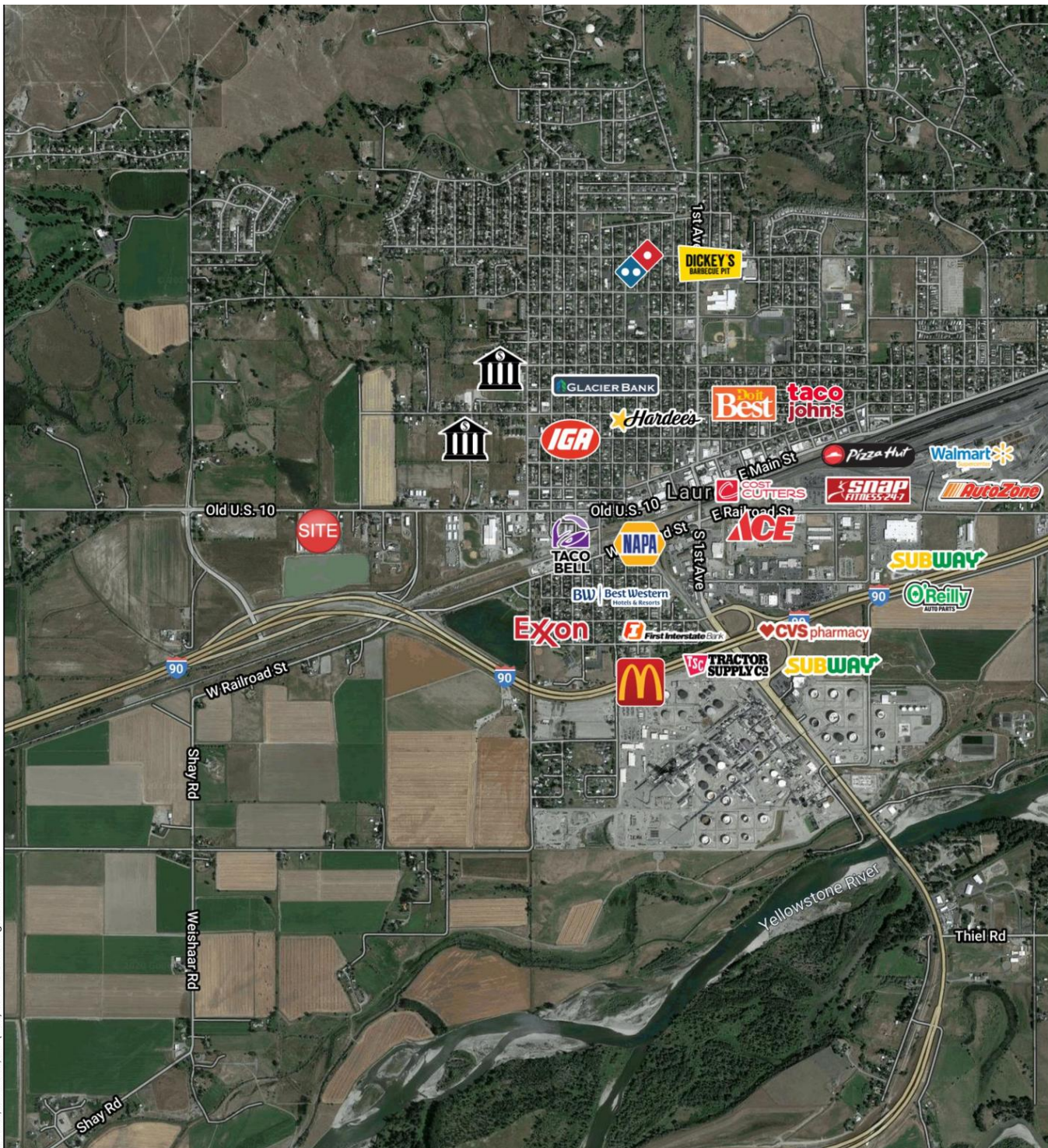
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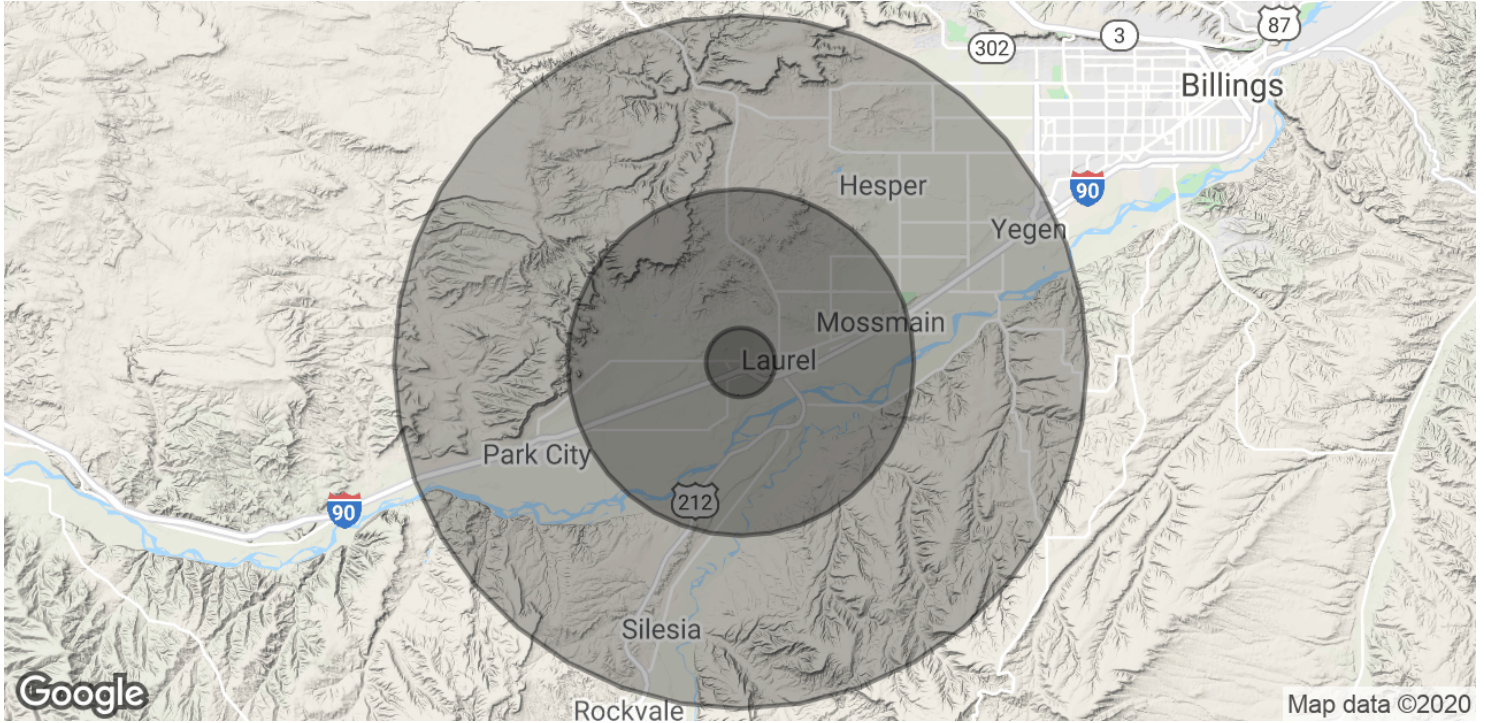
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 163 | 3,307 | 9,984 |
| Average age | 38.8 | 38.9 | 39.1 |
| Average age (Male) | 39.9 | 40.0 | 40.0 |
| Average age (Female) | 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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