



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

ATTIC STORAGE

\$8,053,000

4740-4790 Underpass Ave
Billings, MT 59101

AVAILABLE SPACE
70,954 SF

AREA

Attic Storage is a 435 unit Class A mini storage facility in Billings, MT that consistently enjoys 94-99% occupancy since it was built in 2004. Owner says that the facility is turn-key with zero deferred maintenance. Located on Underpass Ave, Attic Storage enjoys excellent visibility with traffic counts of 30,000+ cars per day. As a land-locked property in a high density area, Attic Storage doesn't have to compete with new mini storage facilities being built because it enjoys a strong base of loyal customers in its immediate vicinity.



CBCMONTANA.COM

OFFICE

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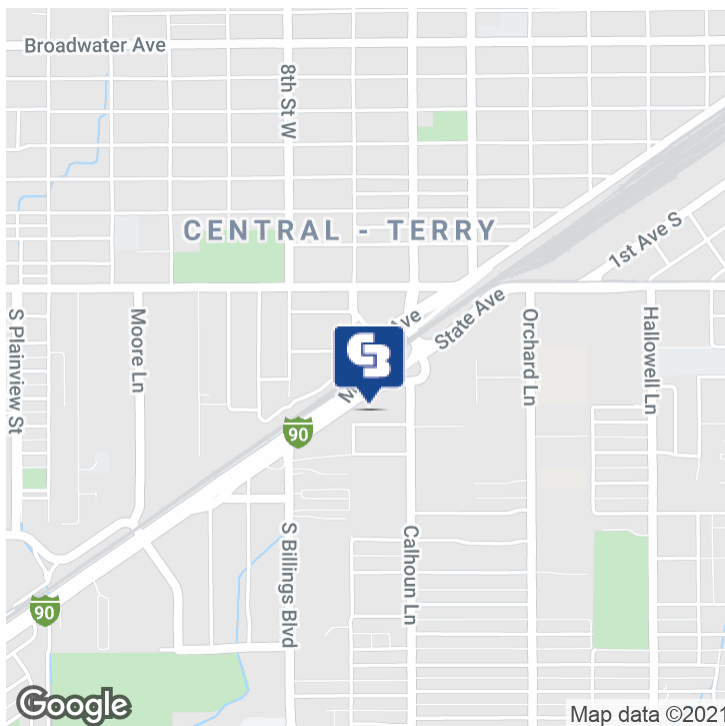
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



ATTIC STORAGE

4740-4790 Underpass Ave, Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price: \$8,053,000

Cap Rate: 6.0%

Lot Size: 6.36 Acres

Year Built: 2004

Building Size: 70,954 SF

Zoning: CX-Heavy Commercial

PROPERTY OVERVIEW

- *Attic Storage for Sale
- *4740-4790 Underpass Ave, Billings, MT 59101
- *For Sale \$8,053,000
- *6% Cap Rate
- *435 Mini Storage Units + 19,000 SF of Shop/Warehouse
- *Zoned Heavy Commercial
- *70,954 SF of Buildings
- *6.36 Acres of Land
- *Mini Storage Buildings Built in 2004/2008
- *NO DEFERRED MAINTENANCE
- *Some Upside Available Through Raising Rents & Adding Storage Units Behind Shop/Warehouse Building

IMPORANT NOTES:

1. All offers must be submitted by October 22, 2021
2. Property must close by December 31, 2021 or buy sell will be terminated and earnest money refunded to buyer
3. All offers must include a pre-approval letter from the bank or proof of funds. Recommended that buyer include a bio communicating their experience & financial strength.
4. Buyer must sign NDA to review financials. Buyer's broker can use any standard NDA that they have on file.

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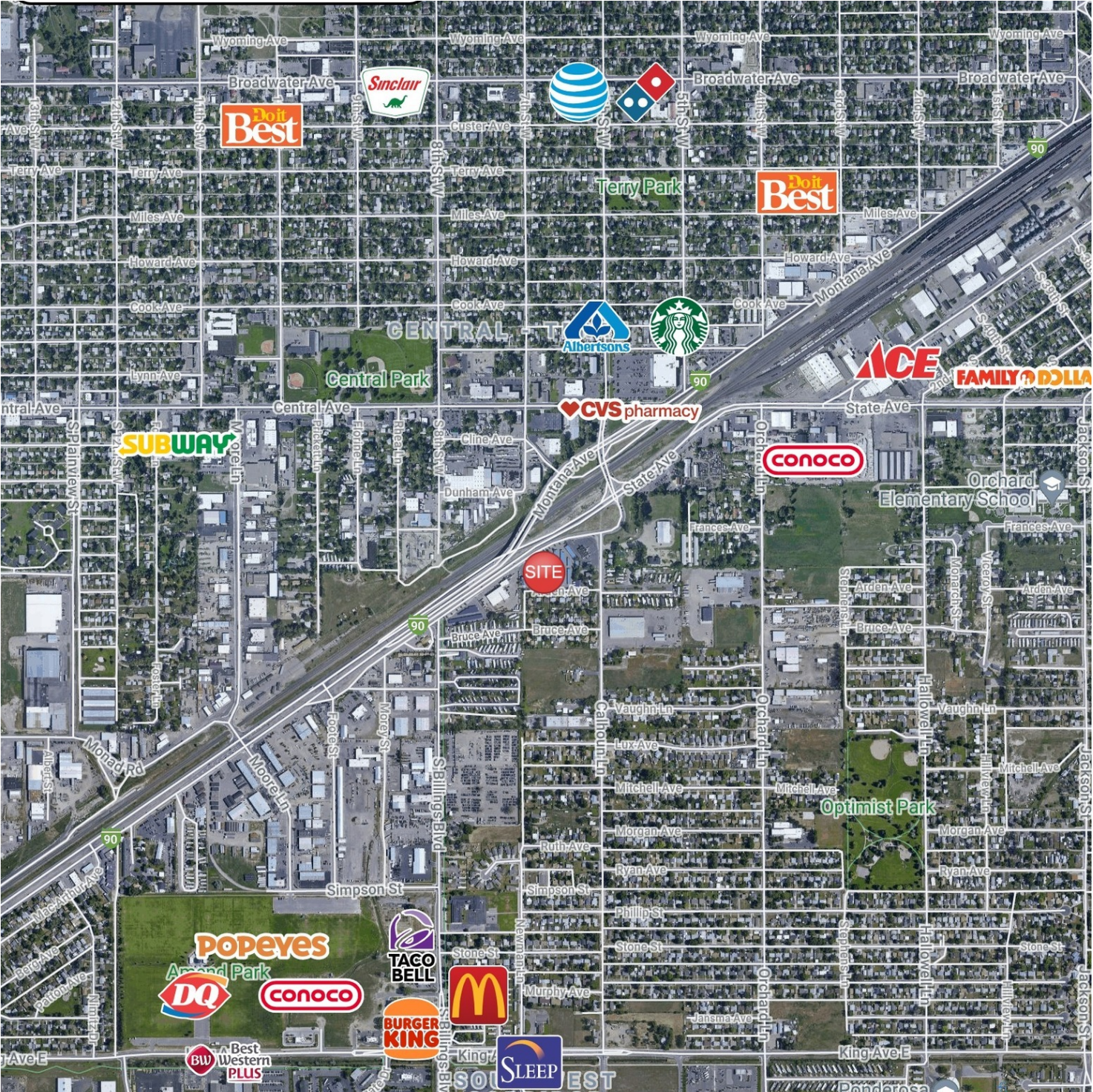
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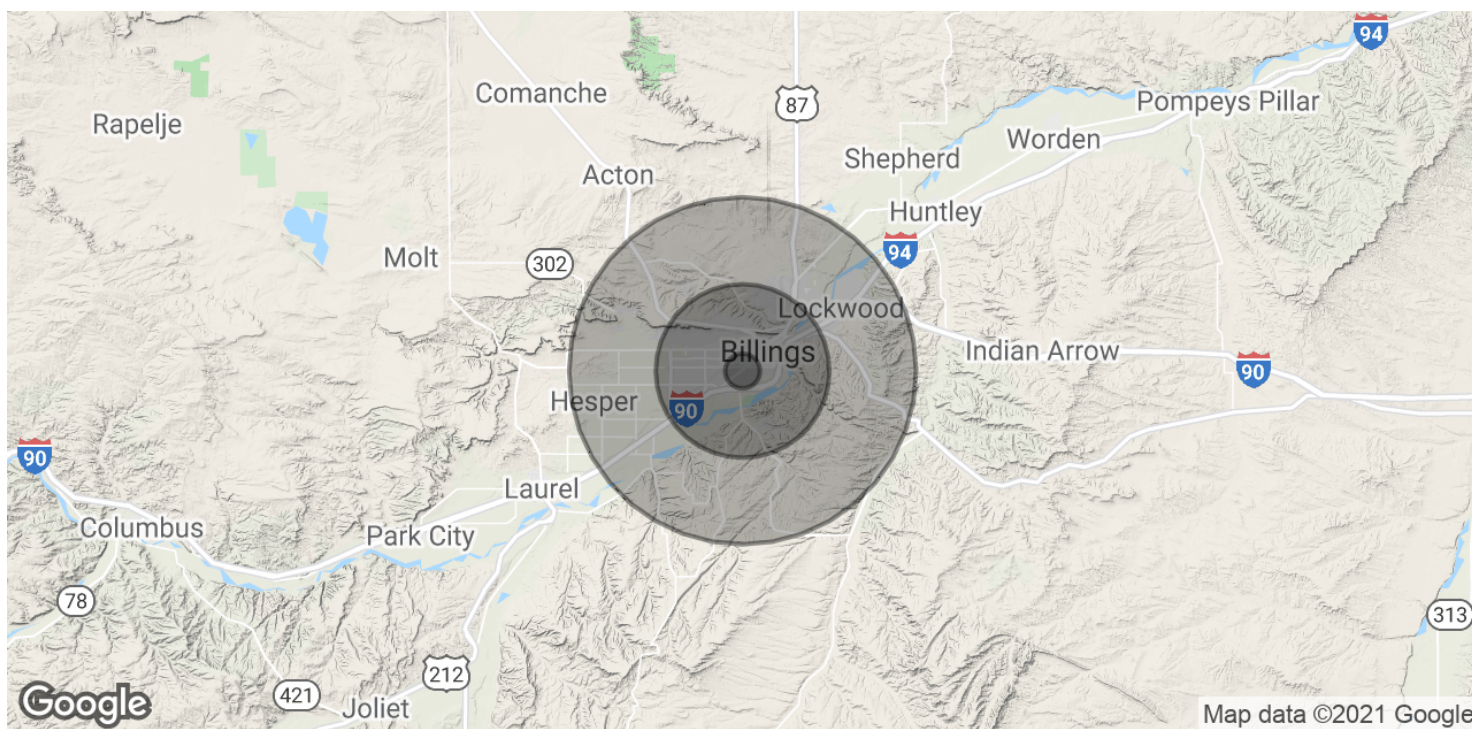
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,165	103,379	152,167
Average age	31.9	37.0	37.6
Average age (Male)	31.4	35.4	35.9
Average age (Female)	32.4	38.9	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,136	44,495	64,690
# of persons per HH	2.2	2.3	2.4
Average HH income	\$46,789	\$55,746	\$59,890
Average house value	\$128,682	\$175,019	\$190,925

* Demographic data derived from 2010 US Census

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