



# Secure-It Mini Storage

533 S. 20th Street | Billings, Montana 59102

## Property Highlights

- 409 Units
- 8 Buildings
- Fully Managed
- Upgraded technology
- Within 1 mile of 2,198 households
- Within 3 miles of 27,281 households
- Average Household income \$79,000 within a 1 minute drive

## Property Description

Introducing an attractive investment opportunity in the heart of midtown Billings, Montana—a meticulously remodeled 397-unit self storage center, perfectly suited for discerning investors seeking both quality and value.

This facility has been thoughtfully upgraded to cater to modern demands, featuring spacious units designed to accommodate larger storage needs. The recent renovations ensure a seamless and convenient experience for tenants, aligning with the evolving trends in storage preferences.

## OFFERING SUMMARY

Sale Price:	\$4,950,000
Number of Units:	409
Lot Size:	130,680 SF
Building Size:	60,679 SF
Traffic Count:	15,274

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,986	27,979	40,675
Total Population	4,373	57,984	86,043
Average HH Income	\$56,147	\$70,754	\$77,913

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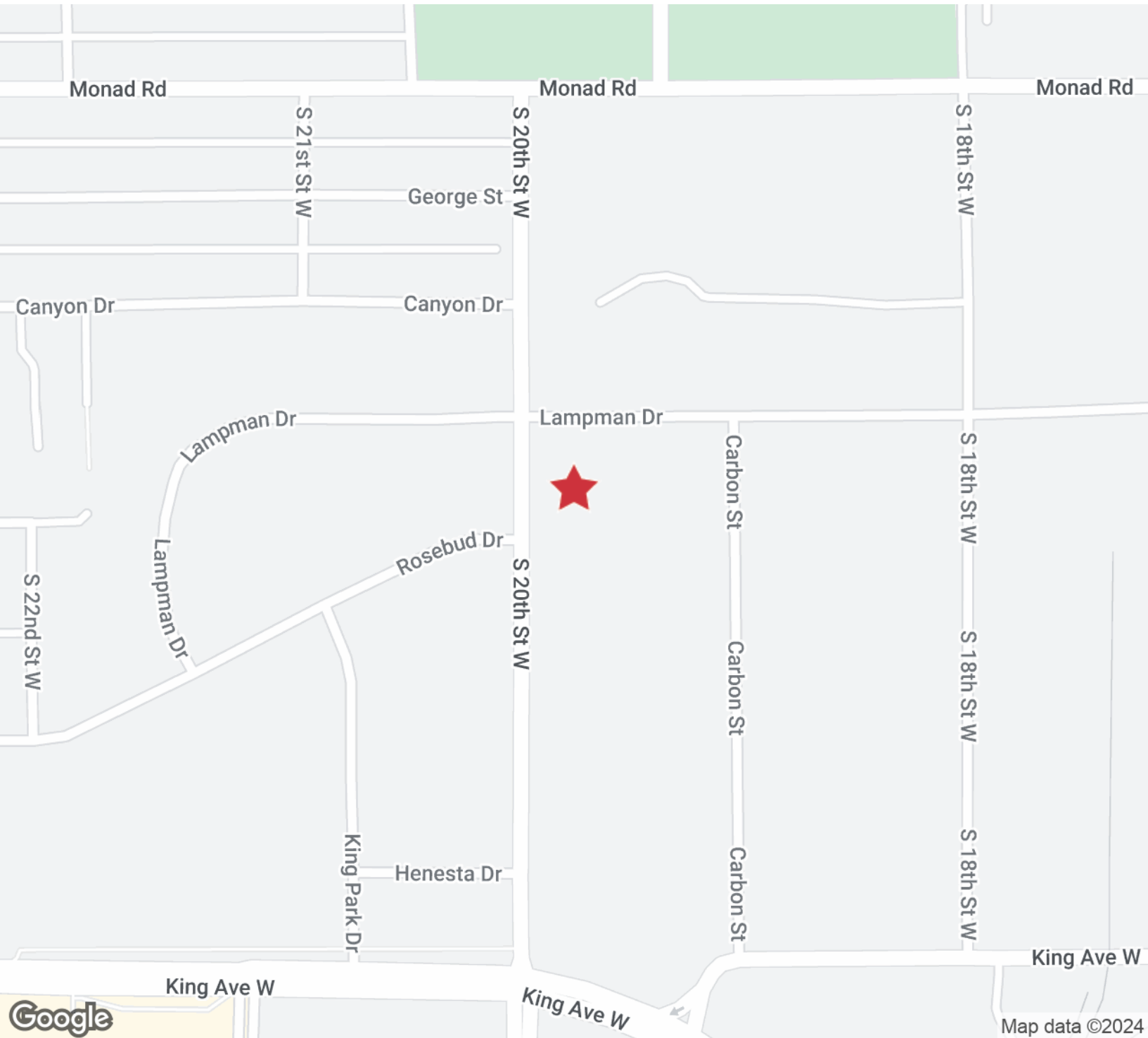
**FOR SALE**



**INDUSTRIAL**



**60,679 SF**



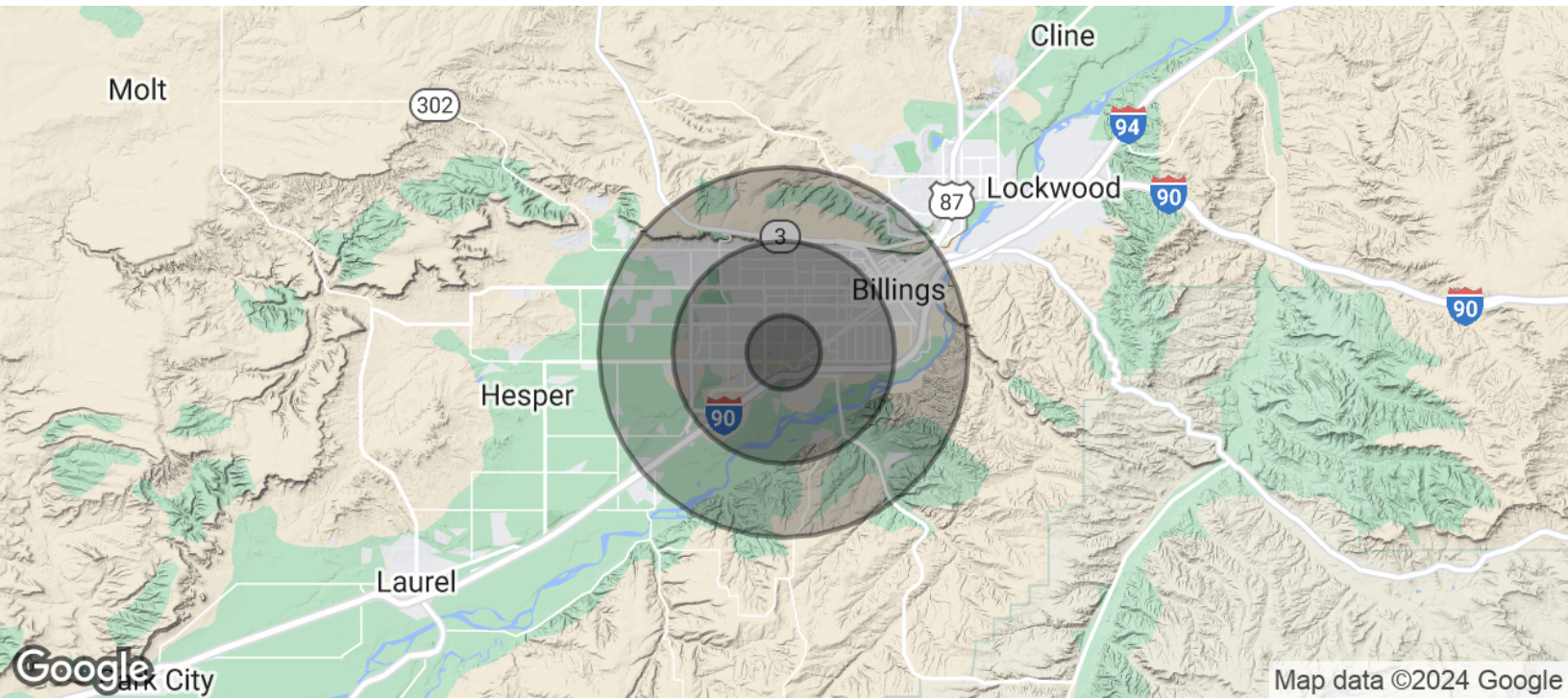
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,373	57,984	86,043
Average Age	36.4	39.5	39.7
Average Age (Male)	30.7	36.9	38.2
Average Age (Female)	41.9	41.7	41.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,986	27,979	40,675
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$56,147	\$70,754	\$77,913
Average House Value	\$172,564	\$217,825	\$240,285

\* Demographic data derived from 2020 ACS - US Census

