





60.679 SF

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: \$4,95 | 50,000 |
|----------------------|--------|
| | |
| | |
| Number of Units: 409 | |
| Lot Size: 130.6 | 200 85 |
| LUI SIZE. 130,0 | 380 SF |
| Building Size: 60,67 | 70 SE |
| Building Size: 60,67 | 9.51 |
| Troffic Count: 15.07 | 7 / |
| franic Count. 15,27 | 4 |
| Traffic Count: 15,27 | 74 |

| 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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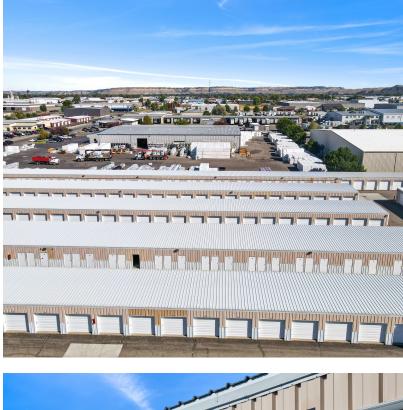


FOR SALE

INDUSTRIAL

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FOR SALE



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| SITE MAP | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| October 20th, 2023 | |
| EXCLUDED | |
| RENTED | |
| VACANT | |
| UNRENTABLE | |
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| | <u>. 6 124</u> 10 |
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| | 411 (13) (13) (13) (13) (13) (13) (13) (1 |
| A1 | 202 207 003 HTT |
| | COL DOI DOI 246 COL COL 246 COL COL |



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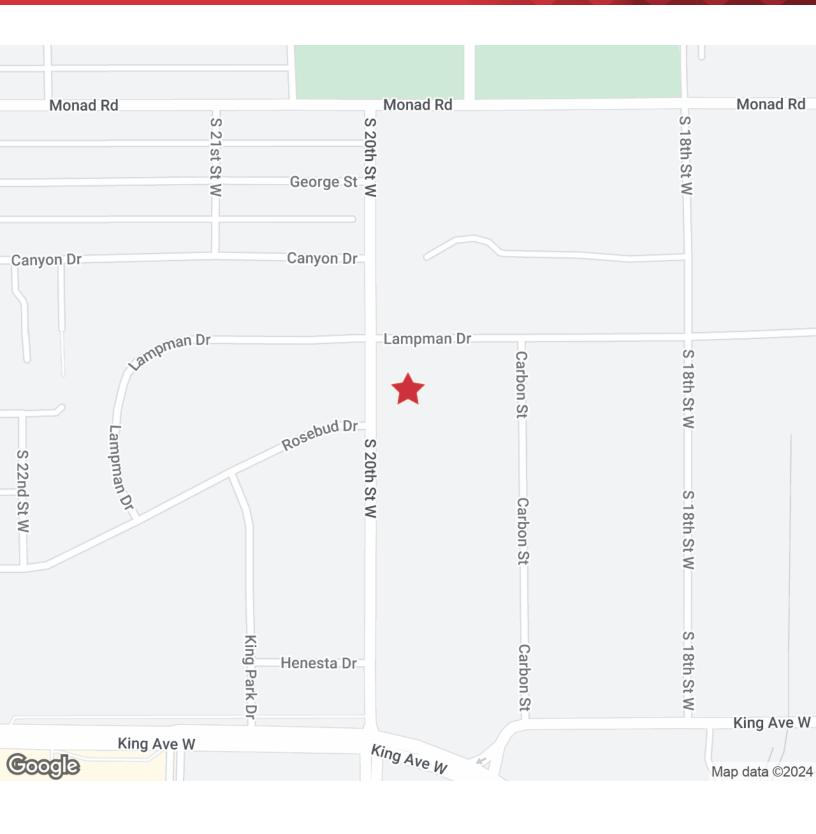
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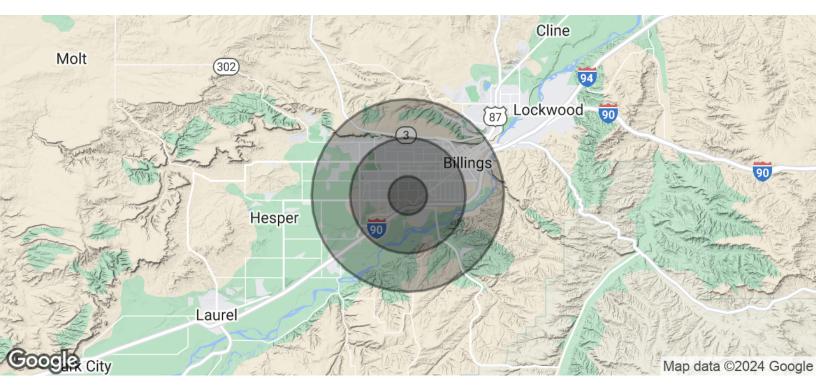
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NA Business Properties

FOR SALE



60,679 SF



| 1 MILE | 3 MILES | 5 MILES |
|----------|----------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 4,373 | 57,984 | 86,043 |
| 36.4 | 39.5 | 39.7 |
| 30.7 | 36.9 | 38.2 |
| 41.9 | 41.7 | 41.3 |
| 1 MILE | 3 MILES | 5 MILES |
| 1,986 | 27,979 | 40,675 |
| 2.2 | 2.1 | 2.1 |
| \$56,147 | \$70,754 | \$77,913 |
| | | |
| | 4,373 36.4 30.7 41.9 1 MILE 1,986 2.2 | 4,373 57,984 36.4 39.5 30.7 36.9 41.9 41.7 1 MILE 3 MILES 1,986 27,979 2.2 2.1 |

* Demographic data derived from 2020 ACS - US Census



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