

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

2200 Goodman Road
Billings, MT 59101

Discover Opportunity in the Heart of Billings, Montana:
A Premier 85,784 RSF Newly Constructed Self-Storage
Facility Awaits your Investment.

Presented by:

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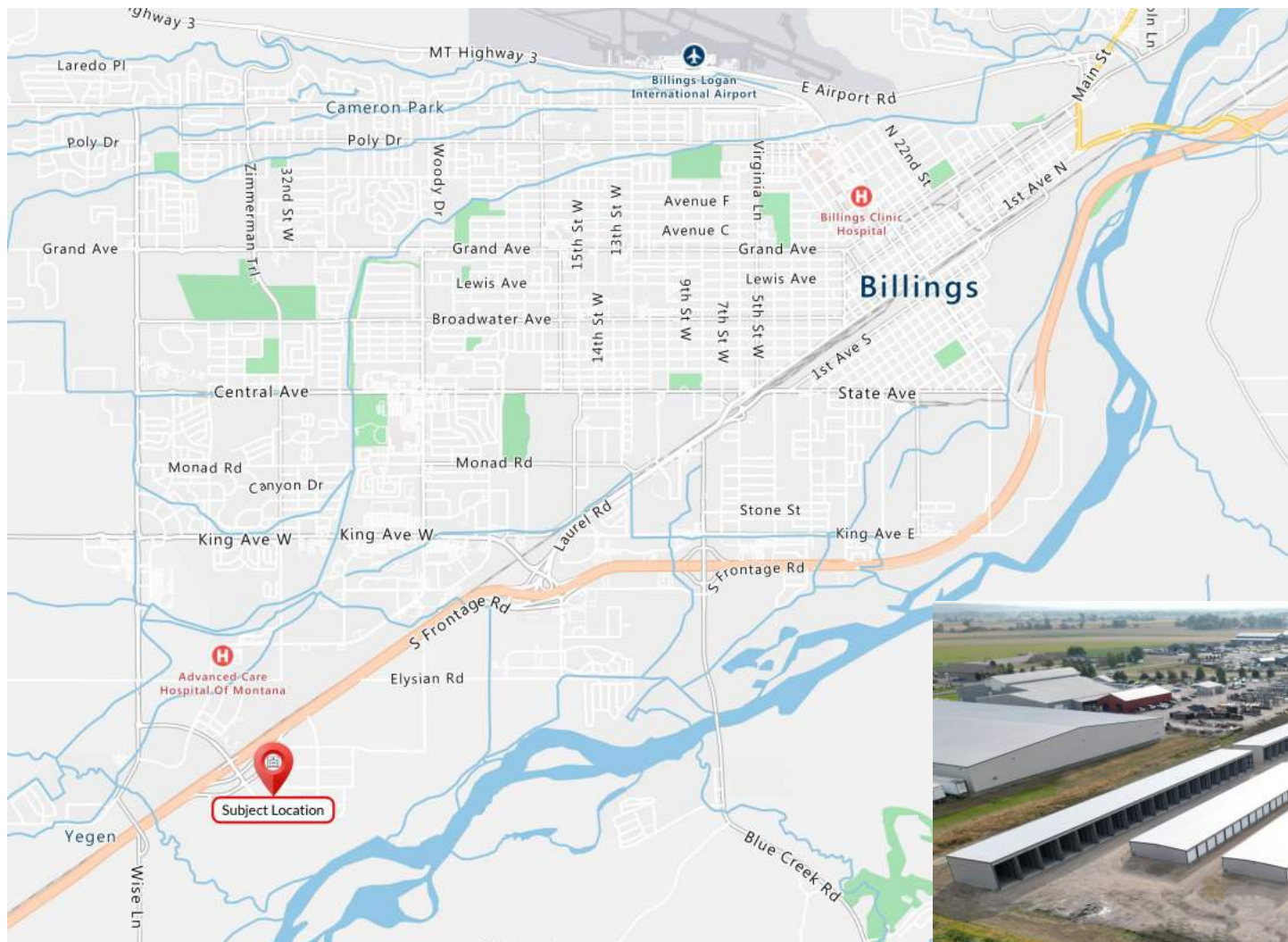
LIST PRICE: \$8,500,000

PROPERTY DETAILS

Rentable SF:	85,784
Year Built:	2023
Number of Units:	414
Acreage:	4.722

INVESTMENT HIGHLIGHTS

- Seller Financing
 - Seller is willing to finance with up to 7 years of interest only
- Purchase before Opening
 - No wasted time changing signage, branding, and software
 - You pick the rates
 - No need to change over tenant contracts
- Strategic Location
 - Off Interstate 90, Exit 443
 - Proximity to key commercial areas
- Modern Construction
 - State-of-the-Art Security
 - Fully fenced and gated
 - Fully paved
- Strong Income Potential
 - Booming local market
 - High demand for storage
- Property Appreciation
 - As Billings continues to experience consistently steady economic growth and population expansion, real estate values are projected to appreciate



Argus Self Storage Advisors and Hayes & Associates have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.