

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Five Corners Storage

5647 Chicago Cir.
Billings, MT 59105

Presented by:

KIM VAN DELINDER

Van Delinder Realty LLC

406-698-6850

kim@theselfstoragebrokers.com



LIST PRICE: \$1,750,000

INVESTMENT HIGHLIGHTS

- **Strong Value-Add Opportunity** – The facility offers immediate upside through increased marketing, online presence, and advertising efforts to boost occupancy and overall revenue.
- **Efficient Operations with Upside** – Achieving strong average rents of \$6.23 without professional management, with potential to further improve margins by reducing payroll through remote or third-party management.
- **Major Infrastructure Upgrade – The Billings Bypass is Now Open**—The long-anticipated Billings Bypass, including the Yellowstone River Bridge just south of the facility, is now fully open. This transformative infrastructure project has greatly enhanced regional connectivity, improving traffic flow, visibility, and accessibility to Five Corners Storage and the surrounding area.
- **Well-Equipped Facility** – Includes security cameras, an electronic gate, and an on-site office, enhancing tenant appeal and supporting efficient operations.

PROPERTY DETAILS

RSF:	33,500 storage + 10,000 parking
Units:	185 + 40
Acres:	3.525
Built:	'08 & '09
Economic Occ.:	66%
Expansion Land:	Some



