

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Five Corners Storage

5647 Chicago Cir.
Billings, MT 59105

Presented by:

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LIST PRICE: \$1,995,000

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 Nearby** – The Billings Bypass, including the Yellowstone River Bridge, is scheduled to open July 3, 2025, just south of the facility. This long-anticipated infrastructure project enhances connectivity to the area and is expected to significantly increase visibility and accessibility for Five Corners Storage.
- **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



