

# \$1,450,000 - 936 W Toy Storage St, Billings

MLS® #351998

**\$1,450,000**

Bedroom, 0.00 Bathroom,  
Commercial Sale on 1.66 Acres

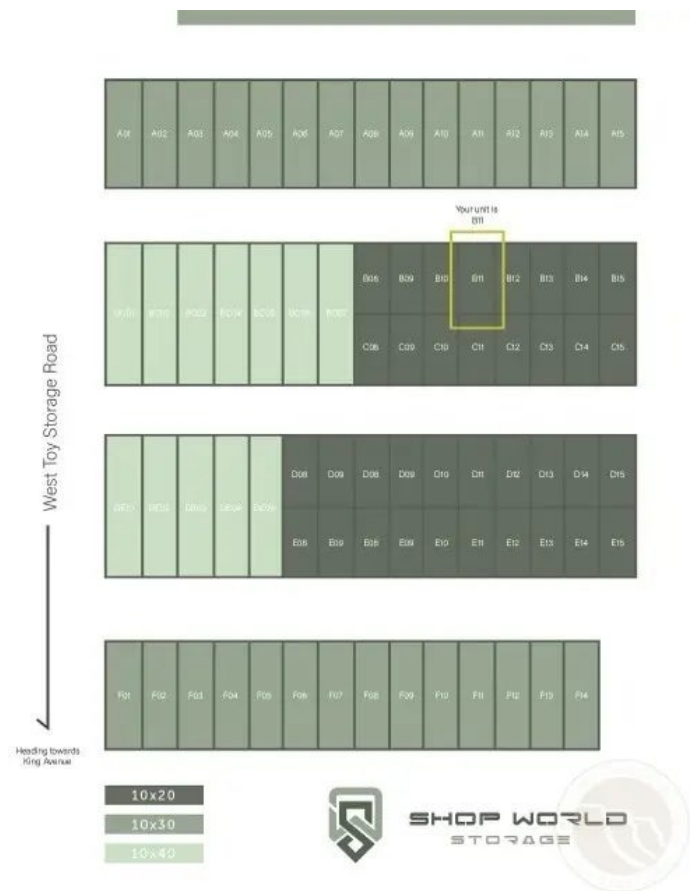
Shop World, Billings, MT

Shopworld Storage, the ultimate investment opportunity in the heart of Billings West End. With a prime location, this property offers excellent potential for owner/user looking to expand their portfolio. This exceptional storage facility boasts a total of 77 units, providing a variety of options for customers in need of storage solutions. Featuring a combination of 30x10, 20x10, and 40x10 units, the diversity of sizes caters to a wide range of storage needs. The projected rental rates demonstrate the potential for lucrative returns. With rates ranging from \$85 to \$300 per month, the projected monthly revenue is estimated at \$10,600. With a projected 95% occupancy, the property has the potential to generate an annual revenue of \$127,800. Don't miss out on this lucrative investment opportunity! OWNER FINANCING AVAILABLE - 20% down, 15 year Ammo, 2 year balloon payment.

Built in 2020

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | 351998          |
| Price      | \$1,450,000     |
| Bathrooms  | 0.00            |
| Acres      | 1.66            |
| Year Built | 2020            |
| Type       | Commercial Sale |
| Sub-Type   | Warehouse       |
| Status     | Active          |



**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 936 W Toy Storage St |
| Area        | (08) West Billings   |
| Subdivision | Shop World           |
| City        | Billings             |
| County      | Yellowstone          |
| State       | MT                   |
| Zip Code    | 59106                |

**Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Utilities | Sewer Not Available, Water Not Available |
|-----------|------------------------------------------|

**Interior**

|              |      |
|--------------|------|
| Heating      | None |
| Cooling      | None |
| # of Stories | 1    |
| Stories      | One  |

**Exterior**

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Metal Siding |