

SALE

262 HWY 117

262 Hwy 117 Fort Peck, MT 59223

SALE PRICE

\$1,750,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 656 2001

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OFFERING SUMMARY

Building Size:	20,600 SF
Available SF:	20,600 SF
Lot Size:	1.73 Acres
Price / SF:	\$84.95

PROPERTY OVERVIEW

- * 20,600 SF of Shop & Mini Warehouse Buildings
- * 1.732 Acres of Land
- * 3 Phase Power in Large Shop Space
- * Attractive Brick Façade on Large Shop & New Storage Buildings
- * Property consists of 6,850 SF Large Shop, 3 Qty 2,688 SF Mini Storage Buildings, 1,800 SF Mini Storage Building, 1,600 SF Small Shop, 2,000 SF Small Shop, 1,120 SF Owner's Shop and 120 SF Attic Storage.
- * Gross potential rent is \$88,200

NOTE: New Mini Storage Buildings have a new attractive exterior brick facade. All new Mini Storage Buildings are currently occupied by tenants.

LOCATION OVERVIEW

Large shop + mini storage facility for sale in Fort Peck, MT. Located on a busy Highway 117, this property is perfect for an owner/user looking for a large shop to run their business out of plus additional mini storage rental income OR a prime redevelopment opportunity for a convenience store or any small business looking for an excellent location. With Fort Peck being a mecca for hunting and fishing, mini storage units are constantly full with the current owner using a portion of the large shop for himself. As a bonus, the large shop has 3 Phase Power and includes outside fenced storage.

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Unit #	Dimensions	# Doors	Rent/MO	Pre-Pay Annual 12th Mo Free	Annual without Free Month
1	12x28	1	\$150.00	\$1,650.00	\$1,800.00
2	12x28	1	\$150.00	\$1,650.00	\$1,800.00
3	12x28	1	\$150.00	\$1,650.00	\$1,800.00
4	12x28	1	\$150.00	\$1,650.00	\$1,800.00
5	12x28	1	\$150.00	\$1,650.00	\$1,800.00
6	12x28	1	\$150.00	\$1,650.00	\$1,800.00
7	12x28	1	\$150.00	\$1,650.00	\$1,800.00
8	12x28	1	\$150.00	\$1,650.00	\$1,800.00
9	12x28	1	\$150.00	\$1,650.00	\$1,800.00
10	12x28	1	\$150.00	\$1,650.00	\$1,800.00
11	12x28	1	\$150.00	\$1,650.00	\$1,800.00
12	12x28	1	\$150.00	\$1,650.00	\$1,800.00
13	12x28	1	\$150.00	\$1,650.00	\$1,800.00
14	12x28	1	\$150.00	\$1,650.00	\$1,800.00
15/16	24x28	2	\$300.00	\$3,300.00	\$3,600.00
17/18	28x30	2	\$325.00	\$3,575.00	\$3,900.00
19/20	38x30	2	\$325.00	\$3,575.00	\$3,900.00
21/22	28x30	2	\$325.00	\$3,575.00	\$3,900.00
23	30x15	1	\$175.00	\$1,925.00	\$2,100.00
24	30x15	1	\$175.00	\$1,925.00	\$2,100.00
29	30x15	1	\$175.00	\$1,925.00	\$2,100.00
30	30x15	1	\$175.00	\$1,925.00	\$2,100.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
Inside			\$150.00	\$1,650.00	\$1,800.00
N Room		1	\$5,000.00	\$5,000.00	\$5,000.00
USGS		1	\$1,815.00	\$21,780.00	\$21,780.00
				\$83,155.00	\$88,280.00

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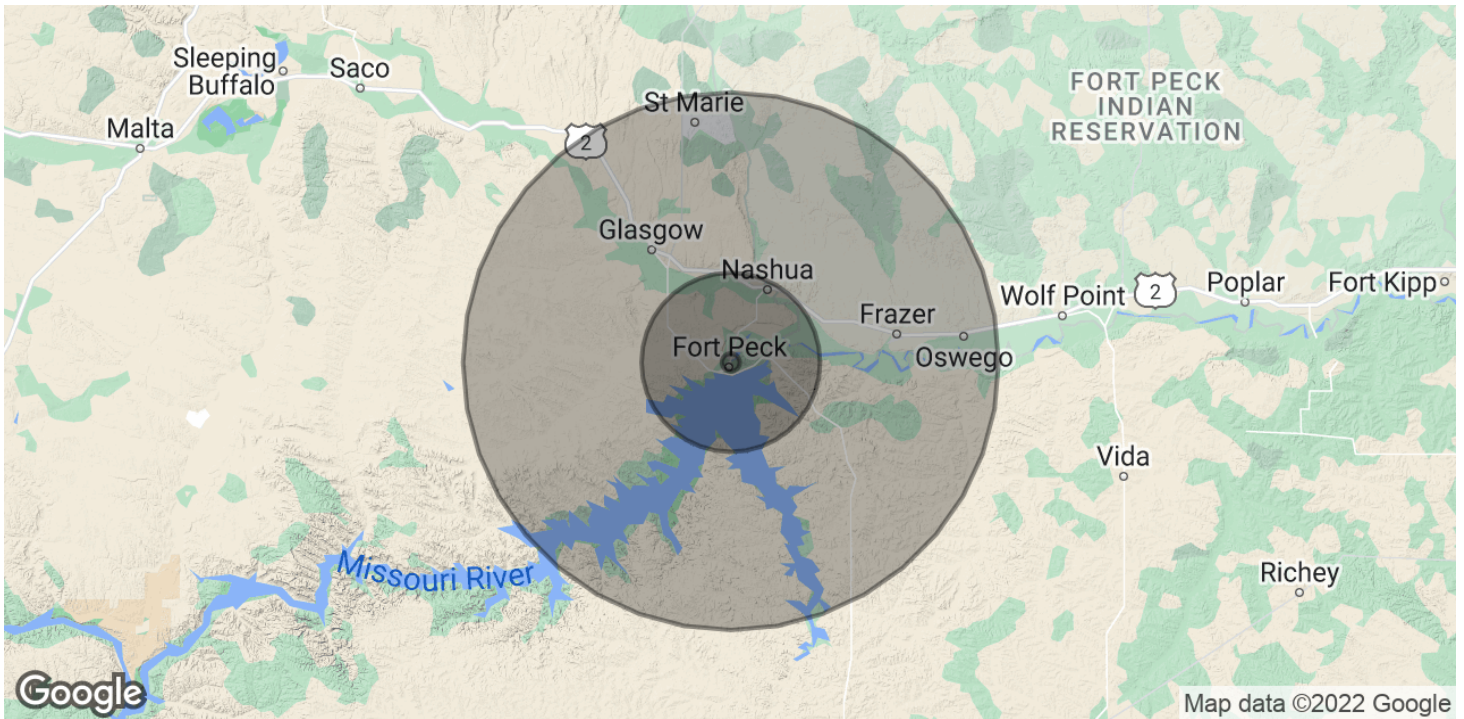


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	1	150	7,246
Average Age	71.8	50.4	41.2
Average Age (Male)	74.6	51.5	40.3
Average Age (Female)	67.2	48.5	42.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	0	65	3,149
# of Persons per HH		2.3	2.3
Average HH Income		\$58,682	\$52,076
Average House Value			

* Demographic data derived from 2020 ACS - US Census

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