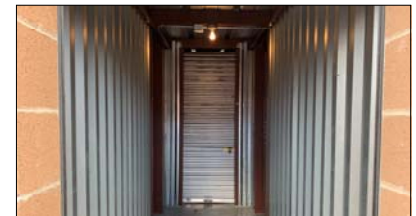


NEW LISTING

See more information at www.hciutah.com

Brickyard Self-Storage

45-Unit Self-Storage facility located at 1066 East 3300 South, Millcreek, Utah



EXECUTIVE SUMMARY:

List Price: \$1,200,000

Mike Nelson | Dan Nelson
801-482-7565 | mike@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- 45-unit storage unit property on 0.31 acres
- Access and frontage along 3300 South (AADT 27,000)
- Buildings built in 1994 and total 7,425 square feet
- Billboard sign lease in place at \$3,300/year until 2026
- Taxes 2019: \$5,453 (Parcel 16-29-451-008)
- NOI average of \$38,171 (2017-2019), \$59,119 (Proforma)

Unit Size	Quantity	Current Rent/Month	Proforma Rent/Month
5 x 5	4	\$ 35	\$ 55
5 x 10	4	\$ 55	\$ 75
10 x 10	15	\$ 85	\$ 100
10 x 20	11	\$ 125	\$ 165
10 x 25	11	\$ 145	\$ 195
Billboard	1	\$ 275	\$ 275



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