

SLATE STORAGE BOZEMAN, MT GALLATIN CO. \$14,990,000



DESCRIPTION

Slate Storage is a premier Class A self-storage facility spanning approximately 22 acres in the heart of the Gallatin Valley in Bozeman, Montana, one of the fastest growing and most affluent cities in the state. Built in 2021 and expanded in 2023, the facility features high-quality construction that meets the luxury standards of the Bozeman market, with a mix of drive-up units and outdoor parking. The property is fully permitted and engineered for future conversion of outdoor parking into additional drive-up units, offering a path for revenue growth. With continued lease-up momentum, continued addition and expansion of nearby residential subdivisions, strong annual rent increases supported by the robust local market Slate Storage offers compelling financial upside. Its prime location in the valley benefits from high barriers to entry and limited future nearby competition, while the planned extension of West Oak Street will further enhance accessibility and long-term value. This is a rare investment opportunity in a tightly held, supply-constrained market, contact the listing broker today to learn how Slate Storage can become a top-performing asset in your portfolio.

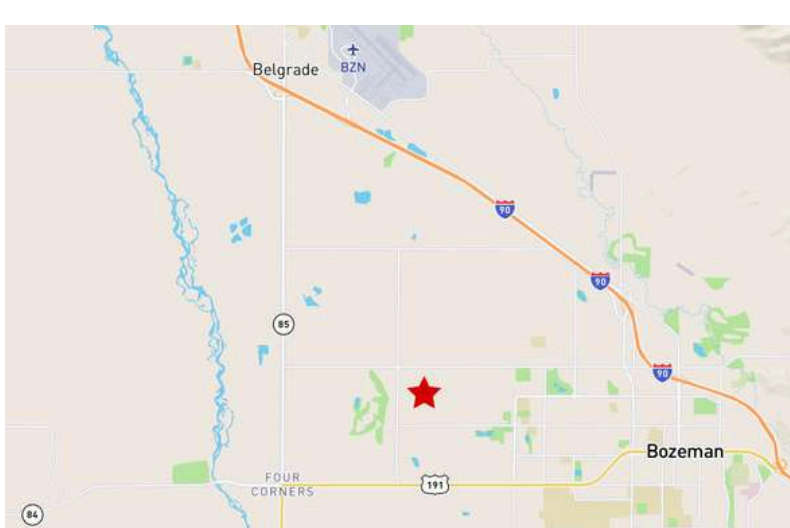
Address: 4200 Love Lane 59718



406-580-3888
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SAGE
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QUICK FACTS

DRIVE UP STORAGE

- 96,000 sq. ft.
- 633 assorted size units
- Built in 2021
- Expanded in 2023
- Paved roadways

OUTDOOR STORAGE

- 202 spaces
- 12' x 40'
- Angled & pull through
- Gravel lot

OFFICE BUILDING

- 771 sq. ft.
- 2 office stalls
- Conference room
- Kitchenette
- Mini split AC/Heat

OTHER

- Perimeter fenced
- Security Cameras
- Automated gates
- Automatic LED lights
- Well & Septic

BOZEMAN FACTS

- One of nations fastest growing micropolitan
- 126,000 county population with 2.7% growth
- Average home price around \$800,000
- New High School built in 2020 ~1.5 miles to the east of the facility, drawing significant subdivision growth in the area
- Several newer subdivisions within 2 miles of the facility.



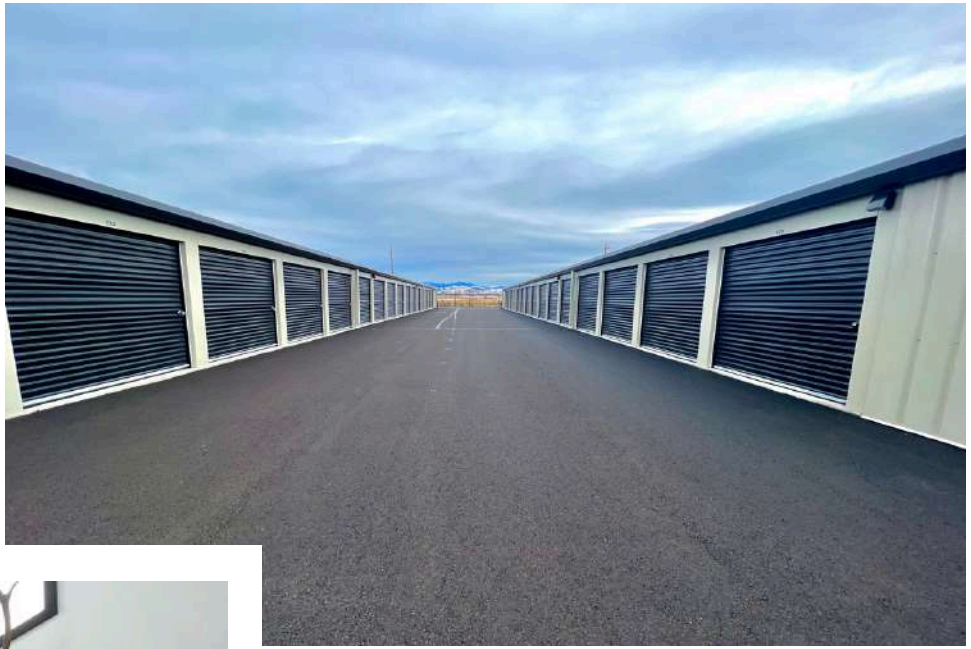
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FUTURE DEVELOPMENT OPTIONS

Improve future revenue by converting all or part of the current outdoor storage into drive-up units. Permitting, infrastructure, and engineering is completed which will allow for up to 198,600 sq. ft. of indoor storage in the whole facility.



BONUS REVENUE

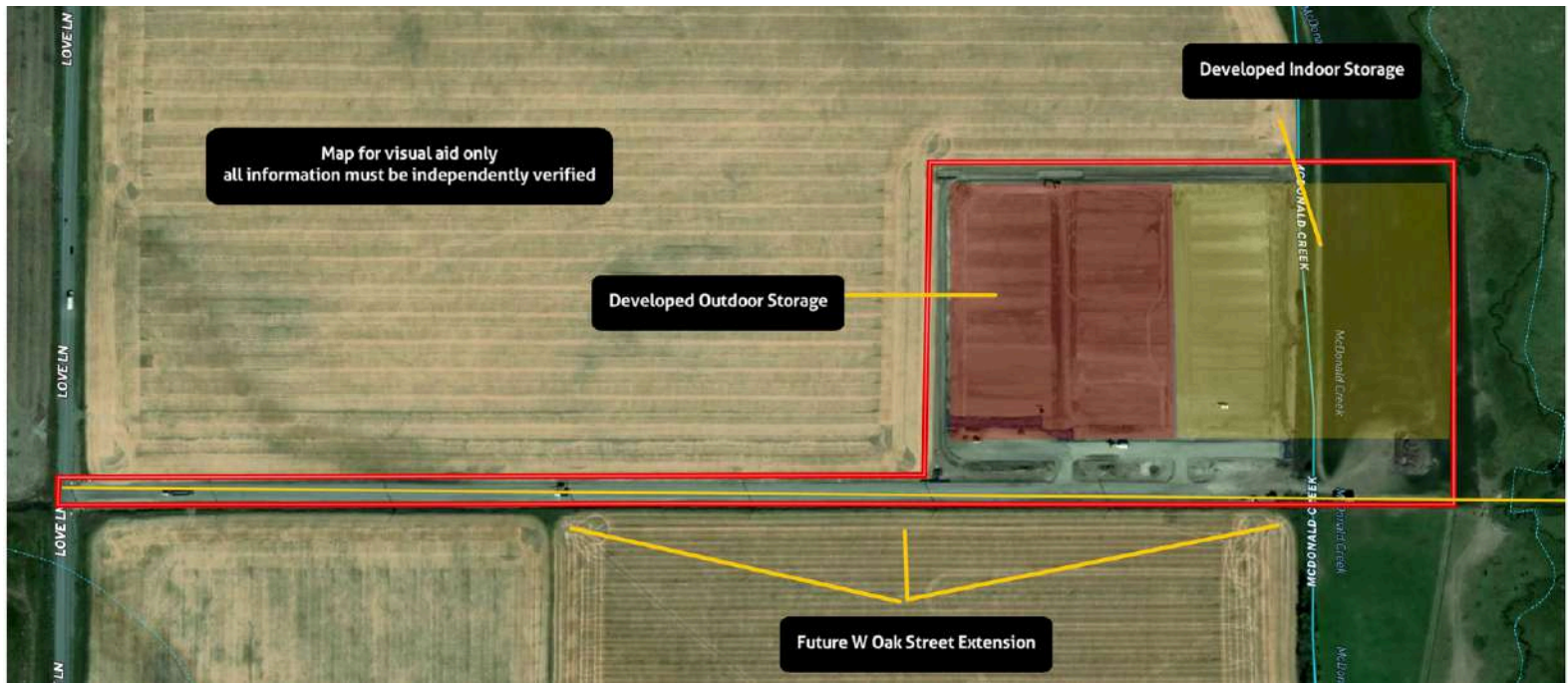
There is a month to month lease for radar testing equipment. Currently at \$4,000 per month, changing to \$3,000 per month October 1st - April 1st 2026, then back to \$4,000 per month. It utilizes one parking space and one drive up unit, along with placements of equipment in the 4 corners of the property not typically used for tenants.



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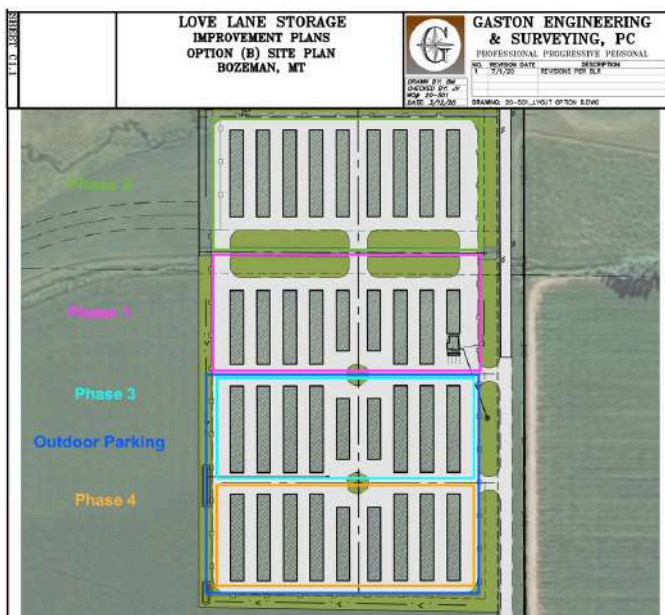
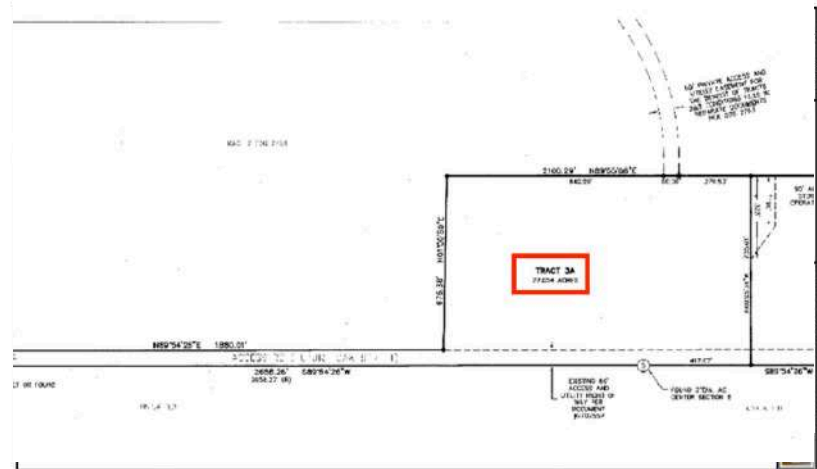
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COMPLETED PERMITTING & PLANNING

- The engineering, county approval, and permitting is completed for development of remaining 2 phases of indoor storage. Grading, draining, and building placement is filed in a CAD file ready for development.
- A 60' right of way easement has been granted to the county for the future extension of West Oak Street along the southern border of the property. This easement incorporates approximately 5 acres.



- The property has recently been divided from an additional acreage owned by the Seller. Their current intentions are to build a residential subdivision once West Oak Street extension has been completed.
- Per the conditional use permit in place to build self storage facility in this zoning, all roadways around indoor storage must be paved.

PROPERTY INFORMATION

Address: 4200 Love Lane 59718

Lot Size: ~22.654 Acres

Taxes: ~\$68,208 per year

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TY HEAPS

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*Offering is subject to errors, omissions, prior sale, price change or withdrawal without notice, and approval of sale by Owners. Information regarding property is intended only as a general guideline and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Any perspective buyer is encouraged to independently verify all information. *

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