



421 E Moneta Avenue

is being offered at

\$1,390,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell 421 E Moneta Avenue – a recently updated **self-storage facility in Peoria Heights IL.**

The property features 89 self storage units and 6 additional rentable spaces for warehouse or commercial use. There is a 65' x 50' two story warehouse, a 5,500 SF building with 3 contractor bays, a 1,600 SF 2nd floor storage unit, and 2 offices with a kitchen and full bathroom/shower. This business has favorable supply statistics and benefits from several new developments within a 5-mile radius. The property provides room to expand with outdoor leasing or construction of new units. There are also several contiguous properties that provide options for expansion in the small industrial zoned area surrounded by neighborhoods. Gross Income, Operating Expense and NOI in listing are pro forma at full occupancy.

LISTING METRICS

95	25,350
TOTAL UNITS	TOTAL SQUARE FEET
\$14,631	\$54
PRICE / UNIT	PRICE / SF
70%	\$10,484
OCCUPANCY	PROJECTED TAXES

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PROPERTY DESCRIPTION

ADDRESS	421 E Moneta Avenue
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID	1421477046
ZONING / LAND USE	Comercial
LOT ACRES	1.27

BUILDING INFORMATION

PROPERTY TYPE	Self-Storage Facility + Office
STORIES	2
LAST RENOVATED	2024
TOTAL GROSS SF	25,350
NET RENTABLE SF	23,200
STORAGE UNITS	89
COMMERCIAL UNITS	6
TOTAL UNITS	95

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$117,000
ANNUAL PROPERTY TAX	\$10,484
TAX CLASS	207
TAX RATE	8.96057%



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COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

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Office: 3622 N Knoxville Avenue, Peoria, IL 61603

RENT ROLL

Storage Revenue					CURRENT		PROJECTED	
UNIT	TYPE	SF	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
1	5 X 10	50	Aug-23	MTM	\$40	\$9.60	\$50	\$12.00
2	5 X 10	50	Mar-23	MTM	\$30	\$7.20	\$50	\$12.00
3	5 X 10	50	Oct-23	MTM	\$30	\$7.20	\$50	\$12.00
4	5 X 10	50	Mar-23	MTM	\$40	\$9.60	\$50	\$12.00
5	10 X 20	200	Apr-22	MTM	\$80	\$4.80	\$100	\$6.00
6	10 X 20	200	May-22	MTM	\$90	\$5.40	\$100	\$6.00
7	10 X 20	200	Oct-23	MTM	\$90	\$5.40	\$100	\$6.00
8	10 X 20	200	May-23	MTM	\$90	\$5.40	\$100	\$6.00
9	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
10	10 X 20	200	Nov-23	MTM	\$80	\$4.80	\$100	\$6.00
11	10 X 20	200	Aug-24	MTM	\$80	\$4.80	\$100	\$6.00
12	10 X 20	200	May-19	MTM	\$80	\$4.80	\$100	\$6.00
13	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
14	5 X 10	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
15	5 X 10	50	Apr-23	MTM	\$40	\$9.60	\$50	\$12.00
16	5 X 10	50	May-24	MTM	\$40	\$9.60	\$50	\$12.00
17	5 X 10	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
18	5 X 10	50	Nov-24	MTM	\$30	\$7.20	\$50	\$12.00
19	5 X 10	50	Oct-24	MTM	\$40	\$9.60	\$50	\$12.00
20	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
21	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
22	5 X 10	50	Sep-24	MTM	\$40	\$9.60	\$50	\$12.00
23	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
24	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
25	10 X 20	200	Oct-24	MTM	\$90	\$5.40	\$100	\$6.00
26	10 X 20	200	Nov-24	MTM	\$90	\$5.40	\$100	\$6.00
27	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
28	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
29	10 X 20	200	Sep-24	MTM	\$90	\$5.40	\$100	\$6.00
30	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
31	10 X 20	200	Sep-24	MTM	\$70	\$4.20	\$100	\$6.00
32	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
33	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
34	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
35	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
36	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
37	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
38	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
39	10 X 10	100	Aug-24	MTM	\$70	\$8.40	\$75	\$9.00
40	10 X 10	100	Oct-24	MTM	\$70	\$8.40	\$75	\$9.00

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COMMERCIAL REAL ESTATE**RE/MAX**
COMMERCIAL

TRADERS UNLIMITED

RENT ROLL

Storage Revenue					CURRENT		PROJECTED	
UNIT	TYPE	SF	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
41	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
42	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
43	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
44	10 X 10	100		Vacant	\$0	\$0.00	\$75	\$9.00
45	10 X 10	100	Oct-24	MTM	\$70	\$8.40	\$75	\$9.00
46	10 X 10	100	Sep-24	MTM	\$60	\$7.20	\$75	\$9.00
47	10 X 10	100	Aug-24	MTM	\$60	\$7.20	\$75	\$9.00
48	5 X 10	50	May-19	MTM	\$30	\$7.20	\$50	\$12.00
49	5 X 10	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
50	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
51	5 X 10	50	Jul-23	MTM	\$40	\$9.60	\$50	\$12.00
52	5 X 10	50	Sep-23	MTM	\$30	\$7.20	\$50	\$12.00
53	5 X 10	50	Feb-23	MTM	\$40	\$9.60	\$50	\$12.00
54	10 X 10	100	May-24	MTM	\$70	\$8.40	\$75	\$9.00
55	10 X 10	100	Apr-22	MTM	\$60	\$7.20	\$75	\$9.00
56	10 X 10	100	Jan-23	MTM	\$60	\$7.20	\$75	\$9.00
57	10 X 10	100	Mar-23	MTM	\$60	\$7.20	\$75	\$9.00
58	10 X 10	100	Sep-23	MTM	\$70	\$8.40	\$75	\$9.00
59	10 X 10	100	Dec-22	MTM	\$40	\$4.80	\$75	\$9.00
60	10 X 10	100	Jul-19	MTM	\$50	\$6.00	\$75	\$9.00
61	10 X 10	100	Jun-21	MTM	\$60	\$7.20	\$75	\$9.00
62	10 X 10	100	Aug-18	MTM	\$60	\$7.20	\$75	\$9.00
63	5 X 10	50	May-23	MTM	\$40	\$9.60	\$50	\$12.00
64	5 X 10	50		Vacant	\$0	\$0.00	\$50	\$12.00
65	5 X 10	50	Jul-22	MTM	\$30	\$7.20	\$50	\$12.00
66	5 X 10	50	Feb-23	MTM	\$30	\$7.20	\$50	\$12.00
67	5 X 10	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
68	5 X 10	50	Jun-23	MTM	\$40	\$9.60	\$50	\$12.00
69	10 X 20	200	Jul-17	MTM	\$80	\$4.80	\$100	\$6.00
70	10 X 20	200	Jun-24	MTM	\$90	\$5.40	\$100	\$6.00
71	10 X 20	200		Vacant	\$0	\$0.00	\$100	\$6.00
72	10 X 20	200	Jun-23	MTM	\$90	\$5.40	\$100	\$6.00
73	10 X 20	200	May-23	MTM	\$80	\$4.80	\$100	\$6.00
74	10 X 20	200	Jun-21	MTM	\$80	\$4.80	\$100	\$6.00
75	10 X 20	200	Mar-22	MTM	\$80	\$4.80	\$100	\$6.00
76	10 X 20	200	Nov-22	MTM	\$80	\$4.80	\$100	\$6.00
77	10 X 20	200	May-22	MTM	\$90	\$5.40	\$100	\$6.00
78	10 X 10	100	Aug-23	MTM	\$70	\$8.40	\$75	\$9.00
79	10 X 25	250	Apr-23	MTM	\$100	\$4.80	\$115	\$5.52
80	10 X 25	250	Sep-23	MTM	\$100	\$4.80	\$115	\$5.52

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COMMERCIAL

TRADERS UNLIMITED

RENT ROLL

Storage Revenue

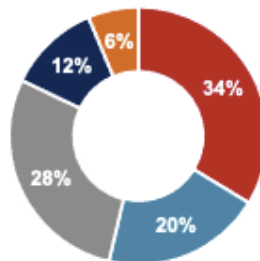
UNIT	TYPE	SF	MOVE-IN	PAID TO	CURRENT		PROJECTED	
					MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
81	10 X 25	250	Sep-22	MTM	\$80	\$3.84	\$115	\$5.52
82	10 X 25	250	Nov-23	MTM	\$80	\$3.84	\$115	\$5.52
83	10 X 25	250	Jun-24	MTM	\$100	\$4.80	\$115	\$5.52
84	10 X 25	250	Aug-23	MTM	\$100	\$4.80	\$115	\$5.52
85	10 X 25	250	Oct-23	MTM	\$80	\$3.84	\$115	\$5.52
86	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
87	10 X 25	250	Jul-23	MTM	\$100	\$4.80	\$115	\$5.52
88	10 X 25	250	Jun-24	MTM	\$100	\$4.80	\$115	\$5.52
89	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
STORAGE MONTHLY		11,650			\$4,300	\$4.43	\$1,035	\$1.07
STORAGE ANNUALLY					\$51,600	\$4.43	\$12,420	\$1.07

Commercial Revenue

Unit	TYPE	SF	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
Bldg #2	Add. Storage	3,250		Vacant	\$0	\$0.00	\$3,000	\$11.08
Two Offices	Add. Storage	1,200		Vacant	\$0	\$0.00	\$1,000	\$10.00
Bay 1	Add. Storage	1,833		Vacant	\$0	\$0.00	\$1,225	\$8.02
Bay 2	Add. Storage	1,833		Vacant	\$0	\$0.00	\$1,225	\$8.02
Bay 3	Add. Storage	1,833		Vacant	\$0	\$0.00	\$1,225	\$8.02
Large Storage	Add. Storage	1,600		Vacant	\$0	\$0.00	\$800	\$6.00
Commercial Monthly		11,550			\$0	\$0.00	\$8,475	\$8.81
Commercial Annual					\$0	\$0.00	\$101,700	\$8.81
Commercial Averages		3,250			\$0	\$0.00	\$1,413	\$8.52

TOTAL INCOME	\$51,600	\$114,120
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Unit Mix



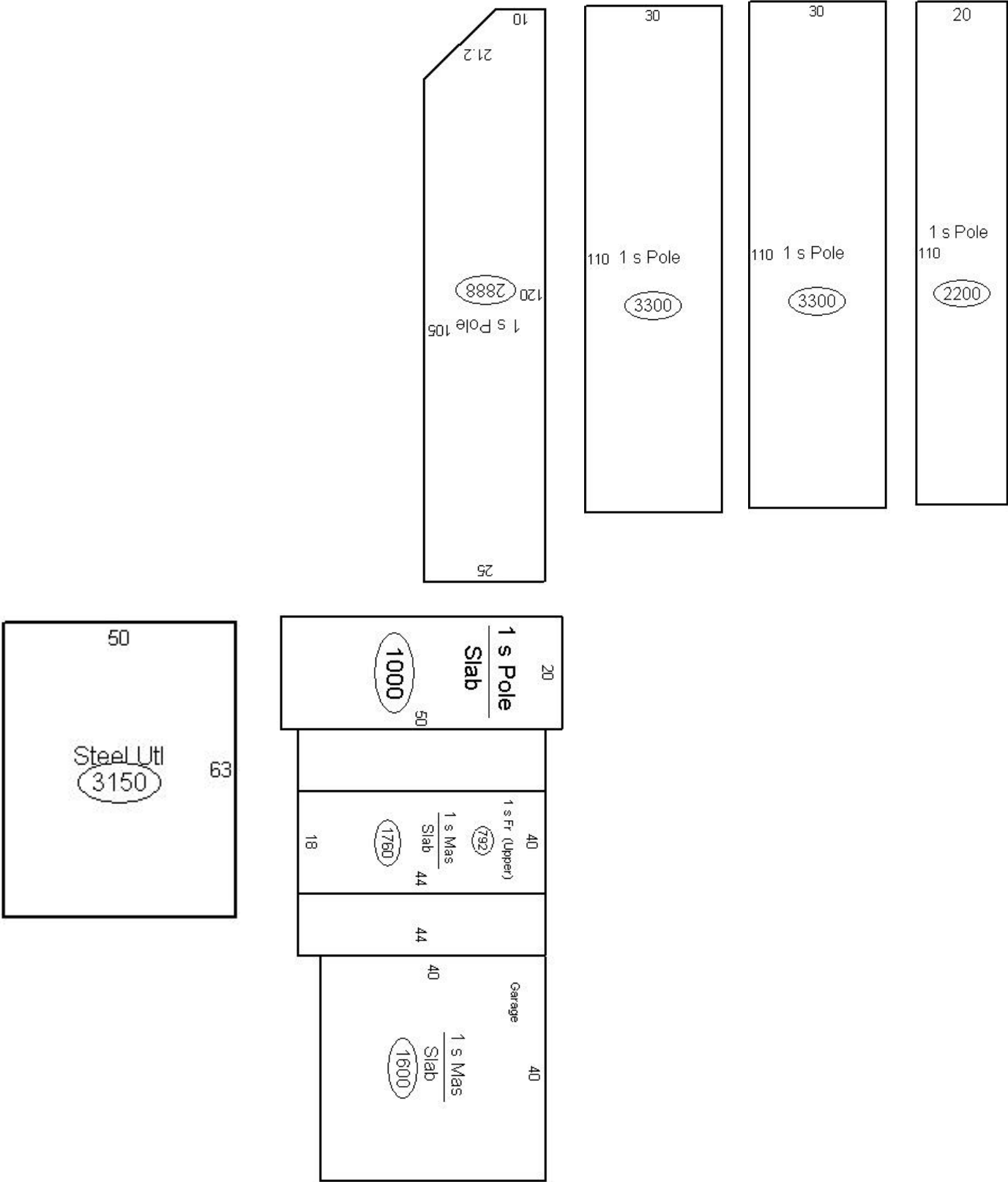
- 5 X 10 (10x5x10) ■ 10 X 10 (10x10x10) ■ 10 X 20 (20x10x10)
- 10 X 25 (10x25x10) ■ Add. Storage

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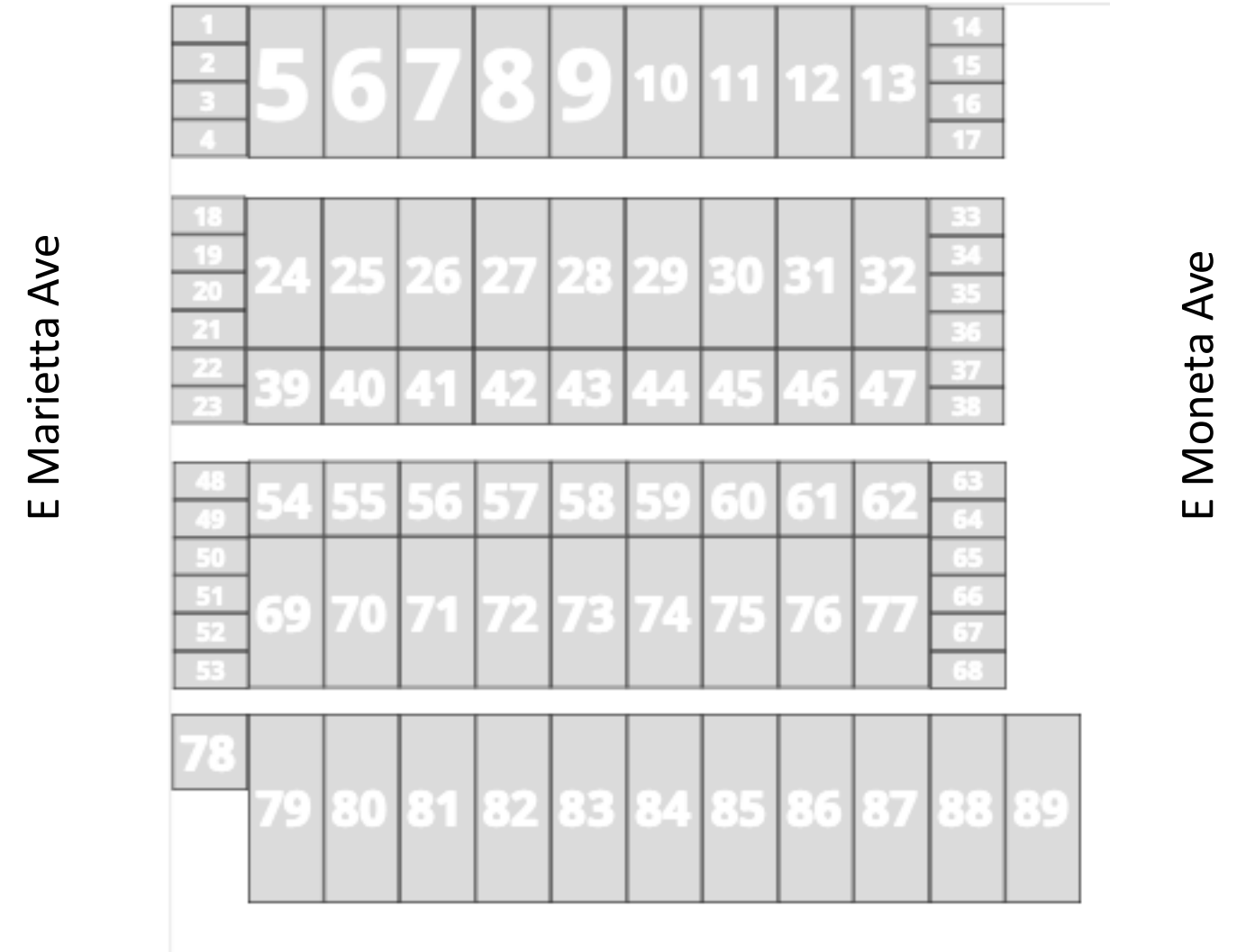
TRADERS UNLIMITED

GIS SKETCHES



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SITE MAP (not including add. commercial storage)



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EXTERIOR PHOTOS



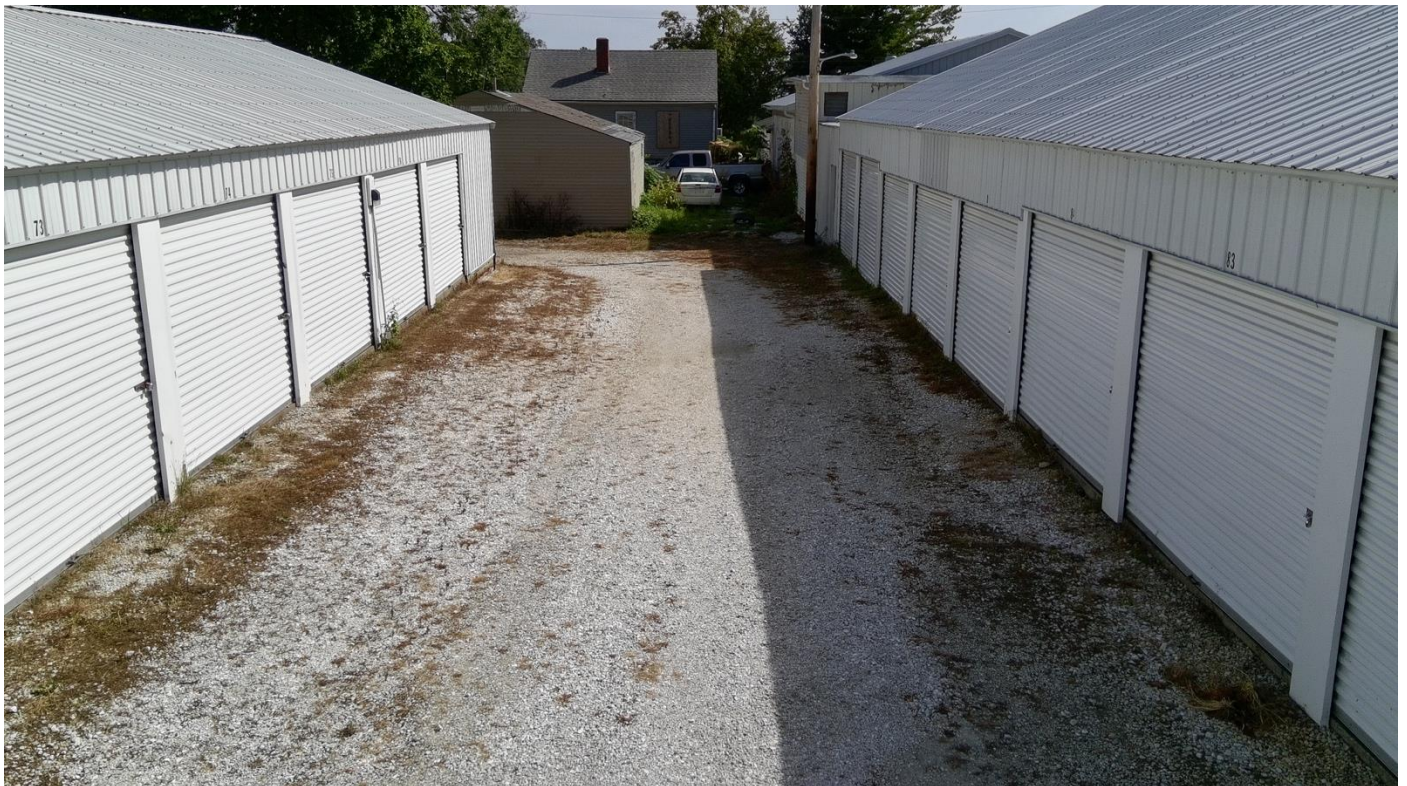
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EXTERIOR PHOTOS



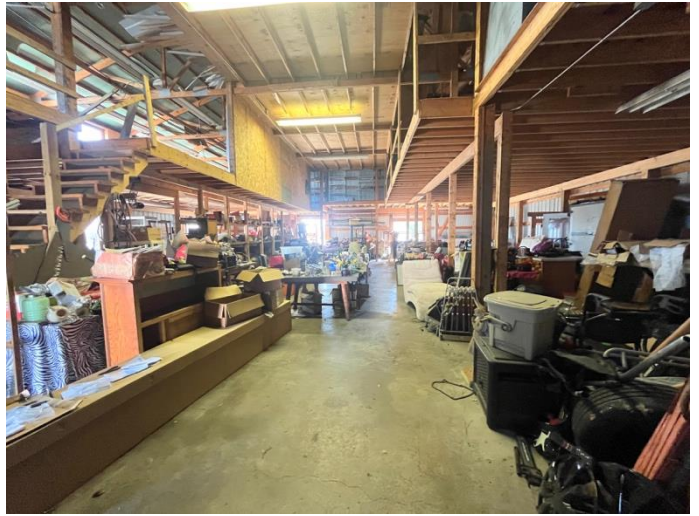
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INTERIOR PHOTOS



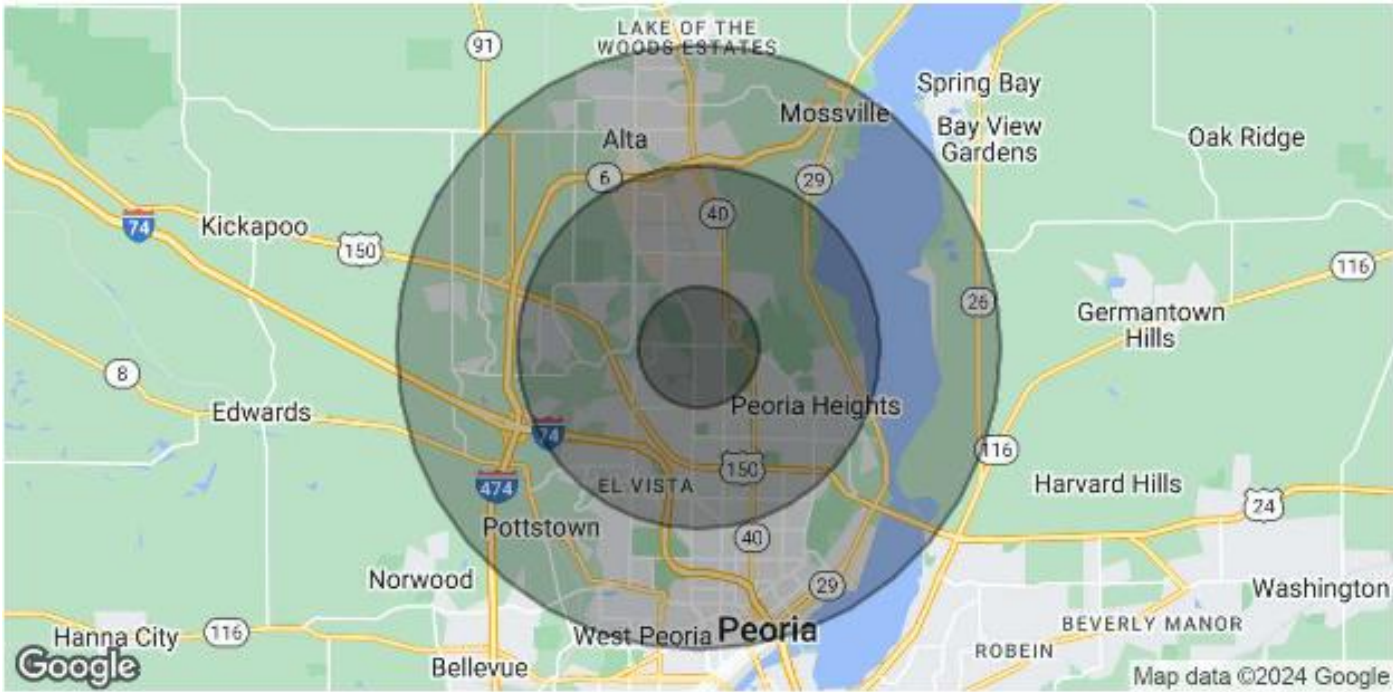
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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