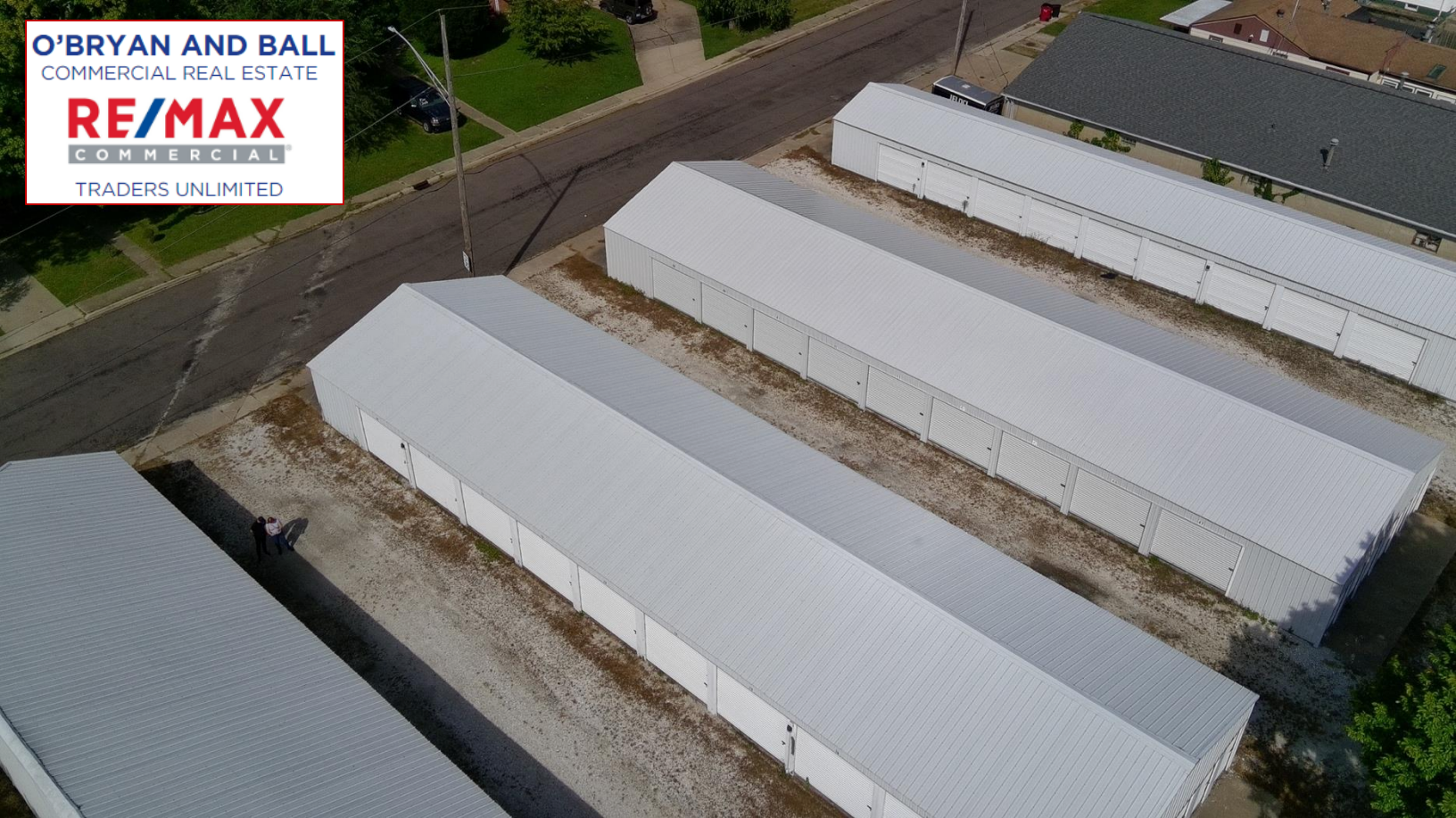




421 E Moneta Avenue

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
TOTAL UNITS

25,350
TOTAL SQUARE FEET

\$14,631
PRICE / UNIT

\$54
PRICE / SF

77%
OCCUPANCY

\$10,484
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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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE
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All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

RENT ROLL

Storage Revenue					CURRENT		PROJECTED	
UNIT	TYPE	SIZE (SF)	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
1	5 X 10 (10x5x10)	50	Aug-23	MTM	\$40	\$9.60	\$50	\$12.00
2	5 X 10 (10x5x10)	50	Mar-23	MTM	\$30	\$7.20	\$50	\$12.00
3	5 X 10 (10x5x10)	50	Oct-23	MTM	\$30	\$7.20	\$50	\$12.00
4	5 X 10 (10x5x10)	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 (10x5x10)	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
15	5 X 10 (10x5x10)	50	Apr-23	MTM	\$40	\$9.60	\$50	\$12.00
16	5 X 10 (10x5x10)	50	May-24	MTM	\$40	\$9.60	\$50	\$12.00
17	5 X 10 (10x5x10)	50	Jun-24	MTM	\$30	\$7.20	\$50	\$12.00
18	5 X 10 (10x5x10)	50	Nov-24	MTM	\$30	\$7.20	\$50	\$12.00
19	5 X 10 (10x5x10)	50	Oct-24	MTM	\$40	\$9.60	\$50	\$12.00
20	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
21	5 X 10 (10x5x10)	50	Jan-25	MTM	\$30	\$7.20	\$50	\$12.00
22	5 X 10 (10x5x10)	50	Sep-24	MTM	\$40	\$9.60	\$50	\$12.00
23	5 X 10 (10x5x10)	50	Mar-25	MTM	\$30	\$7.20	\$50	\$12.00
24	10 X 20	200	Mar-25	MTM	\$90	\$5.40	\$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	Dec-24	MTM	\$90	\$5.40	\$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 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
34	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
35	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
36	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
37	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
38	5 X 10 (10x5x10)	50	Feb-25	MTM	\$30	\$7.20	\$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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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE**RE/MAX**
COMMERCIAL

TRADERS UNLIMITED

RENT ROLL

Storage Revenue

UNIT	TYPE	SIZE (SF)	MOVE-IN	PAID TO	CURRENT		PROJECTED	
					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 (10x5x10)	50	May-19	MTM	\$30	\$7.20	\$50	\$12.00
49	5 X 10 (10x5x10)	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
50	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
51	5 X 10 (10x5x10)	50	Jul-23	MTM	\$40	\$9.60	\$50	\$12.00
52	5 X 10 (10x5x10)	50	Sep-23	MTM	\$30	\$7.20	\$50	\$12.00
53	5 X 10 (10x5x10)	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		Vacant	\$0	\$0.00	\$75	\$9.00
58	10 X 10	100		Vacant	\$0	\$0.00	\$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 (10x5x10)	50	May-23	MTM	\$40	\$9.60	\$50	\$12.00
64	5 X 10 (10x5x10)	50		Vacant	\$0	\$0.00	\$50	\$12.00
65	5 X 10 (10x5x10)	50	Jul-22	MTM	\$30	\$7.20	\$50	\$12.00
66	5 X 10 (10x5x10)	50	Feb-23	MTM	\$30	\$7.20	\$50	\$12.00
67	5 X 10 (10x5x10)	50	Apr-24	MTM	\$40	\$9.60	\$50	\$12.00
68	5 X 10 (10x5x10)	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	Jan-25	MTM	\$80	\$4.80	\$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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RENT ROLL

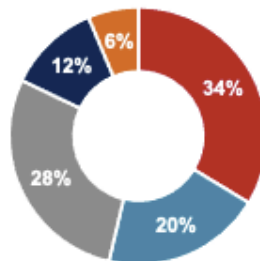
Storage Revenue

UNIT	TYPE	SIZE (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		Vacant	\$0	\$0.00	\$115	\$5.52
89	10 X 25	250		Vacant	\$0	\$0.00	\$115	\$5.52
STORAGE MONTHLY		11,650			\$4,420	\$4.55	\$1,035	\$1.07
STORAGE ANNUALLY					\$53,040	\$4.55	\$12,420	\$1.07

Commercial Revenue

Unit	TYPE	SIZE (SF)	MOVE-IN	PAID TO	MONTHLY RENT	\$/SF	PRO FORMA	\$/SF
Bldg #2	Add. Storage	3,250		Vacant	\$0	\$0.00	\$2,000	\$7.38
Office Building w/ Garages		6,699	Mar-25	MTM	\$2,000	\$3.58	\$2,500	\$4.48
2nd Floor Unit	Add. Storage	1,600		Vacant	\$0	\$0.00	\$800	\$6.00
Commercial Monthly		17,049			\$2,000	\$1.41	\$5,300	\$3.73
Commercial Annual					\$24,000	\$1.41	\$63,600	\$3.73
Commercial Averages		3,250			\$667	\$1.19	\$1,767	\$5.95
TOTAL INCOME					\$77,040		\$76,020	

Unit Mix



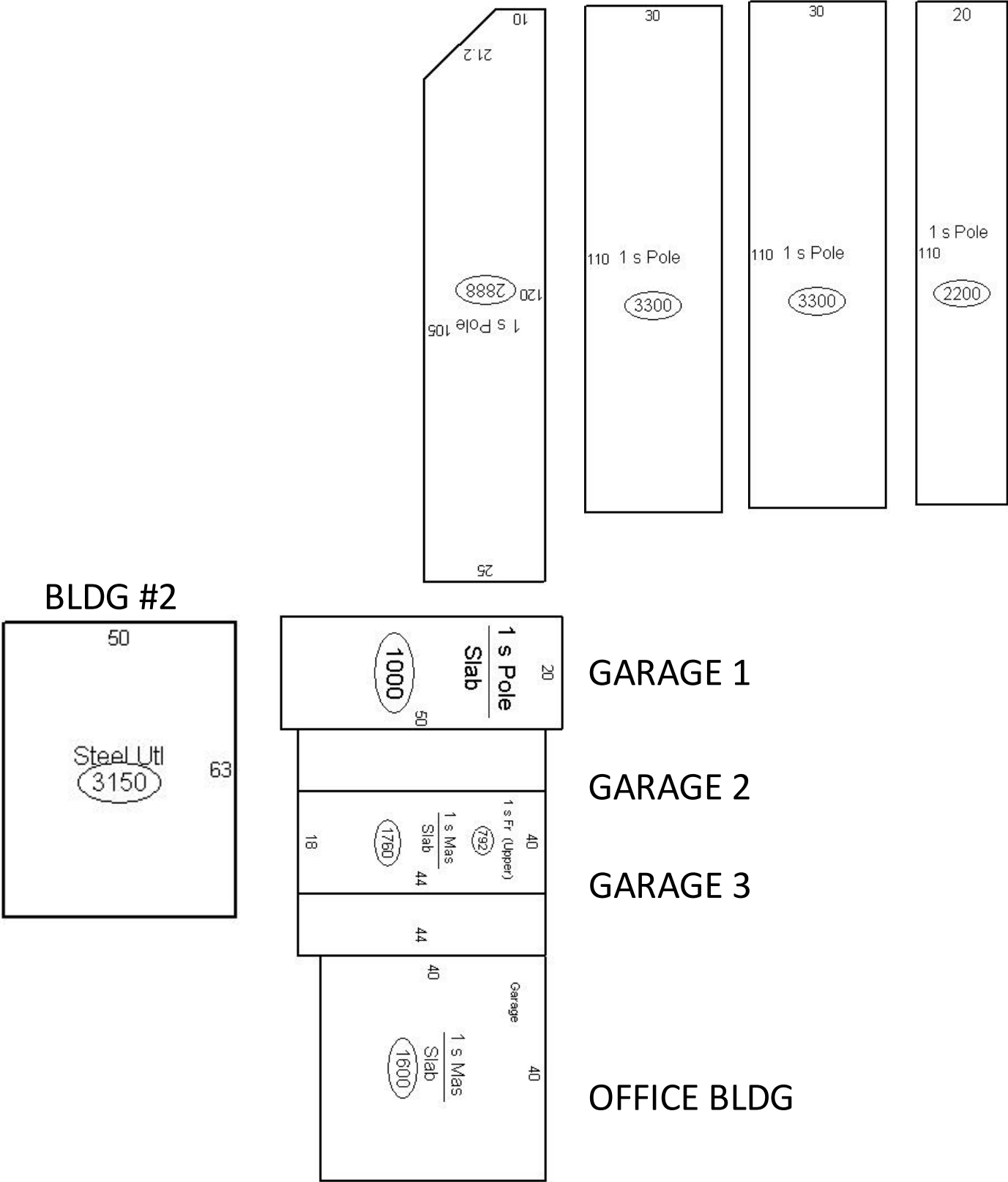
- 5 X 10 (10x5x10) ■ 10 X 10 (10x10x10) ■ 10 X 20 (20x10x10)
- 10 X 25 (10x25x10) ■ Add. Storage

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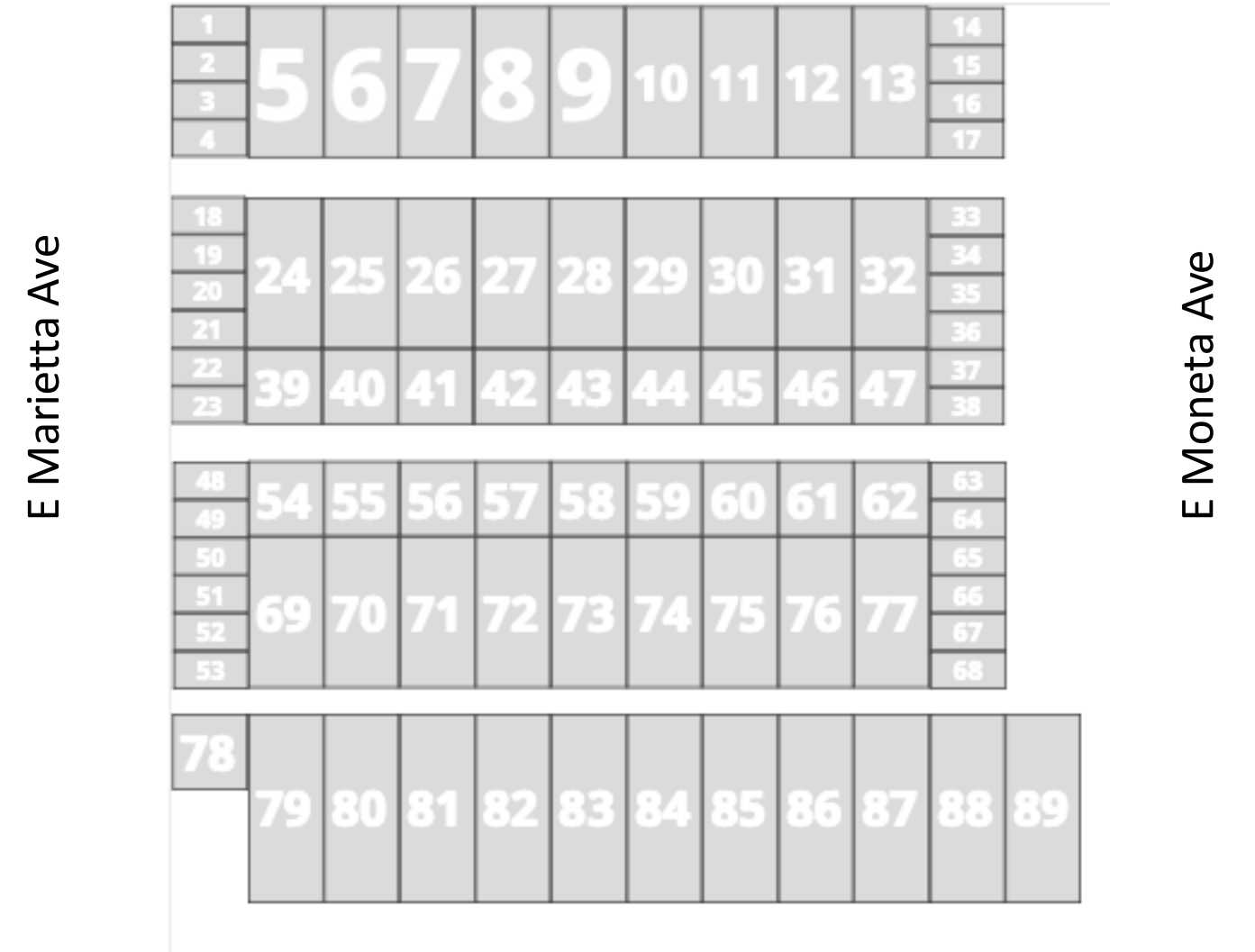
GIS SKETCHES



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SITE MAP (not including add. commercial storage)



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EXTERIOR PHOTOS



Mike O'Bryan

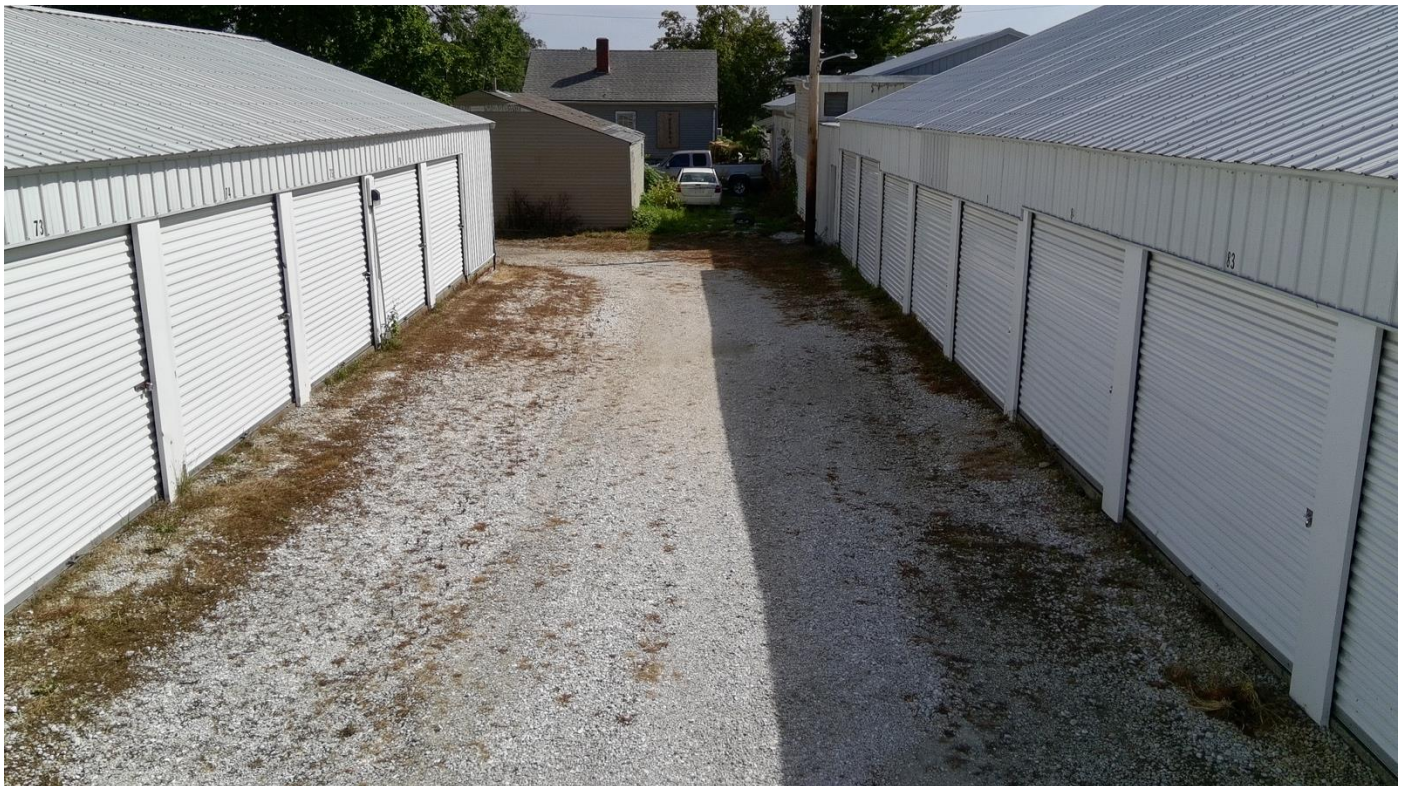
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EXTERIOR PHOTOS



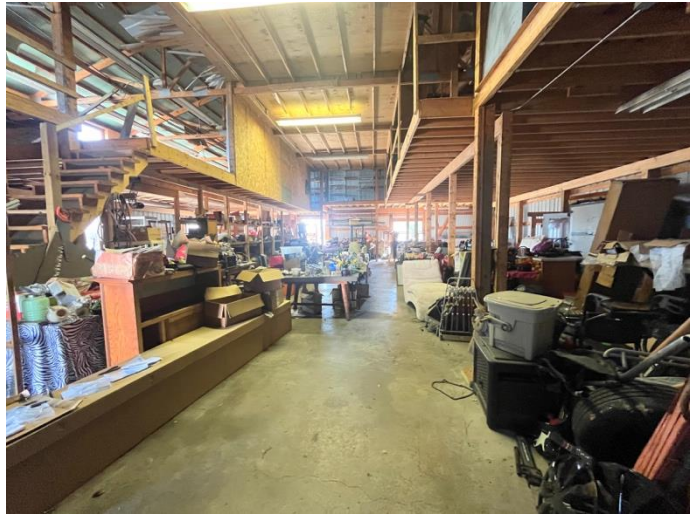
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INTERIOR PHOTOS



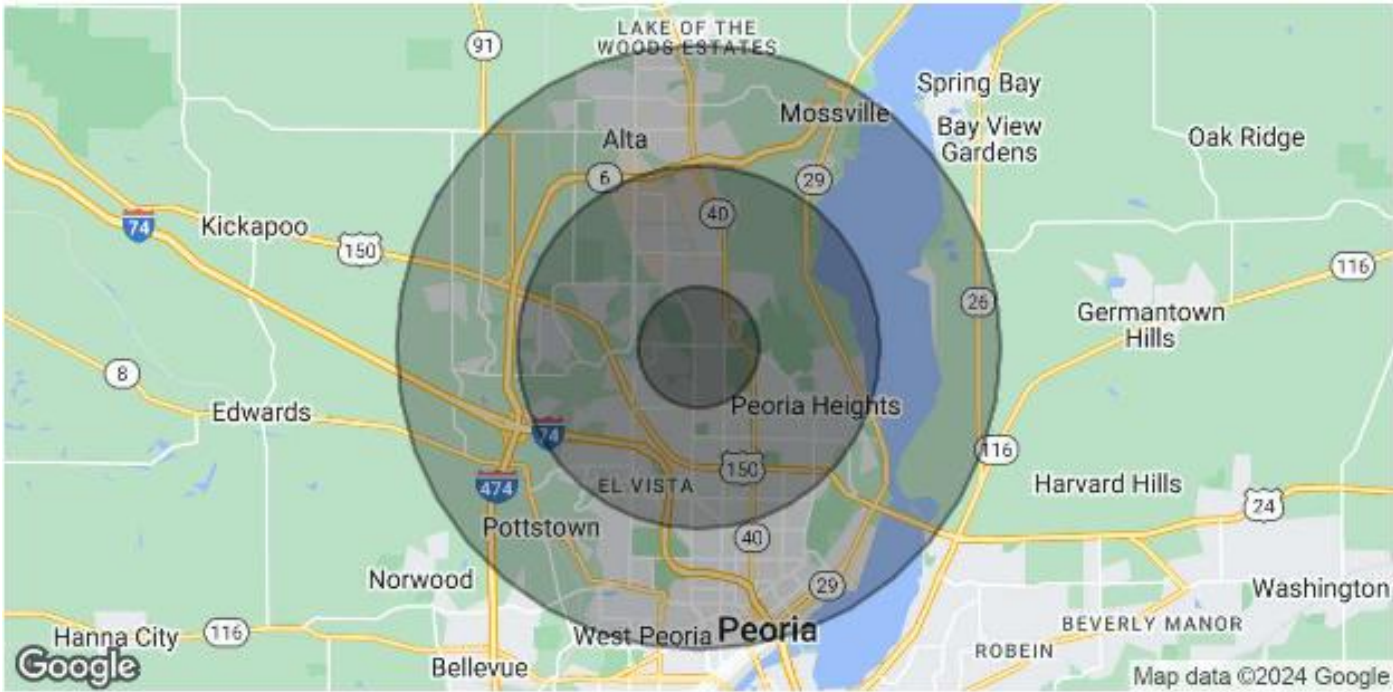
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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