Self Storage Investment Opportunity



Security Storage



3425 Allied Drive Helena, MT 59601

Presented by:

KIM VAN DELINDER

Van Delinder Realty LLC 406-698-6850 kim@theselfstoragebrokers.com



LIST PRICE: \$1,895,000

INVESTMENT HIGHLIGHTS

- Owner Financing Available, providing flexible purchase options for qualified buyers
- **Profitable self storage facility** featuring 25,250 RSF of indoor units, 4,200 RSF of covered parking, and extensive outdoor parking, plus expansion potential
- Fully Fenced Property with Security Enhancements including an electronic gate and security cameras for tenant peace of mind
- On-Site 3 Bed / 2 Bath Mobile Home included, ideal for a live-in manager or additional rental income (currently leased to a private renter with no management role)

PROPERTY DETAILS

RSF: 25,250 storage + 4,200 covered parking + parking

Units: 169 storage + 10 covered parking + parking

Acres: 3.36

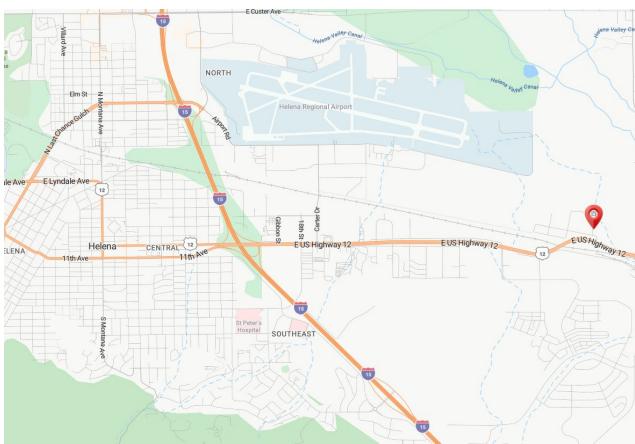
Built: 1996-2005

Physical Occ.: 86% Expansion Land: Yes















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