

Self Storage Investment Opportunity



Security Storage



3425 Allied Drive
Helena, MT 59601

Presented by:

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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



