



America's Premier Self Storage Brokers



# All Season Storage 2807 Highway 2 West Kalispell, MT 59901

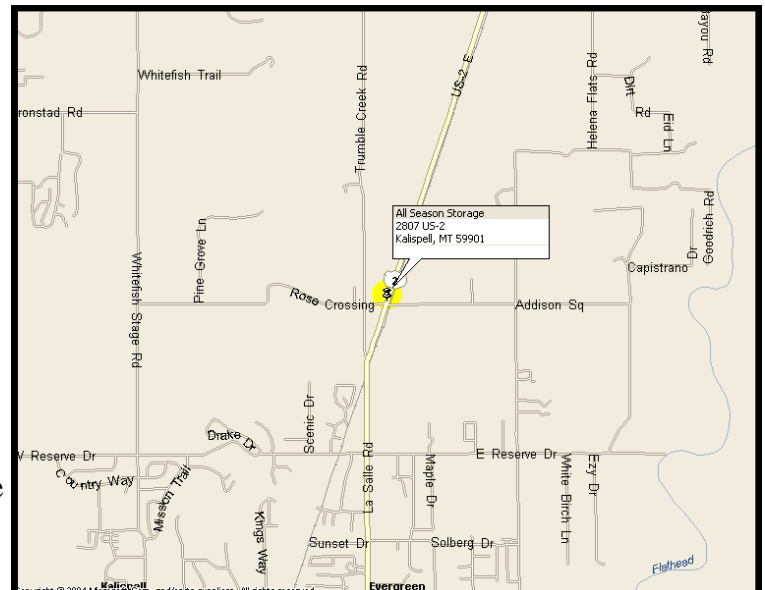
Listing Broker: **LARRY HAYES**  
**HAYES & ASSOCIATES**  
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FAX: 406-721-7848  
Email: larryhayes@selfstorage.com



## SALIENT DATA

<b>Price:</b>	\$1,200,000
<b>Total Units:</b>	97
<b>Unit Occupancy:</b>	90%
<b>Number of Buildings:</b>	4
<b>Year Built:</b>	1st building built in 1987, added on in stages afterward
<b>Land for Expansion:</b>	Yes

- Ideally set up for an owner/manager
- Desirable home on the property
- Close to Glacier Park, Flathead Lake, Big Mountain ski area and unsurpassed recreational opportunities
- International airport nearby
- Approximately 1/3 of the value is in a very nice 3-bedroom, 2-bath home, a 40x50 heated shop with a bathroom and 1.1 additional acres with a module home and 120 feet of Highway 2 frontage



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.