



Investment opportunity in the scenic town of Absarokee, MT! This 100-unit storage facility sits on a well-maintained site with an additional 4 acres to be surveyed off, offering potential for expansion or additional development. With a current rental rate of 97%, this property provides strong, steady income. The units come in a variety of sizes to meet diverse storage needs, and the entire property is securely gated. Located in a popular destination for vacationers and outdoor enthusiasts, this is a prime location with high demand and long-term growth potential.

**Year Built: 1989-2005**

**Total Sq. Ft. 13,800+/-**

**Lot Size: 2 +/- acres with an additional 2+/- acres to be surveyed off**

**2024 Taxes: (to be surveyed )**

**Property Address**

N Montana Ave, Absarokee MT

**\$1,200,000**

**List #602AMS**

**Missouri River Realty 47177 US Highway 2, Malta, MT 59230 ~ 406-654-2273**

**www.MissouriRiverRealty.com**