

Self-Storage Facility - Montgomery, Louisiana

Asking Price: \$110,000

Property Type: Self-Storage Facility (Fee Simple)

Total Units: 23

Total Rentable Sq Ft: 2,550

Lot Size: 1.78 Acres

Occupancy: 79.2% (Year to Date)

Investment Highlights

- Small, manageable self-storage property
- Approximately 79 percent occupied with lease-up potential
- Simple operations suitable for owner operator or investor
- Extra land provides possible future expansion

Property Description

This 23-unit self-storage facility in Montgomery, Louisiana offers a straightforward investment opportunity with stable operations and room for growth. The property contains approximately 2,550 rentable square feet on a 1.78 acre parcel. Current occupancy levels and steady demand provide consistent income with potential additional upside as the property approaches stabilization.

Financial Snapshot

Annual Revenue	\$16,348
Operating Expenses (Before Debt)	\$7,706
Net Operating Income (NOI)	\$8,642
Asking Price	\$110,000
Cap Rate	7.86%

Financials reflect actual cash collected and exclude owner specific financing expenses.