

**800 South 2nd Street**  
Versailles, MO 65084



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MLS# 3587109



**\$499,999**

Prime investment opportunity with this 100-unit self-storage complex featuring excellent highway frontage and visibility. The property offers a well-balanced mix of unit sizes to meet strong local demand, including 5x10, 6x10, 7x16, 10x16, and 10x20 units, along with one oversized 36x28 unit ideal for vehicle, RV, or equipment storage and one 10x28 unit for larger storage needs. Recent capital improvements include newly installed security cameras, enhancing tenant safety and asset security. With easy access, strong exposure to passing traffic, and a versatile unit mix appealing to both residential and commercial users, this storage facility is positioned for consistent income and long-term growth.



**WINTERS SHELTON REAL ESTATE GROUP, LLC**

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