

FOR IMMEDIATE RELEASE

## Investment Real Estate, LLC Announces Sale of Two Property Portfolio in Montgomeryville, PA



**York, PA - October 1, 2015** Investment Real Estate, LLC announces the sale of a two property portfolio in Montgomeryville, PA for \$5,200,000 to a private investment group. The portfolio includes Xtra Space Self Storage and Montgomeryville Mini Storage, both of which are located about two miles apart on the heavily traveled Bethlehem Pike (Route 309) in Montgomery Township, Montgomery County.

Xtra Space Self Storage consists of four buildings and includes both drive up and temperature controlled units totaling 44,775 SF of self storage. This facility opened in 1989 and is situated on around four acres of light industrial zoned land. Xtra Space Self Storage features improvements such as masonry and metal buildings, paved driveways, exterior lighting, fenced perimeter and an electronic security gate with key-code access.

Montgomeryville Mini Storage consists of two buildings and includes drive up, interior access and temperature controlled units totaling 22,400 SF of self storage. The property also boasts 66 outdoor parking spaces. The facility opened in 1988 and is situated on over two acres of light industrial zoned land, with the potential for expansion on a three acre adjacent site. Montgomeryville Mini Storage features improvements such as paved driveways, exterior lighting, camera system, fenced perimeter and automatic gate.

Both properties are located on heavily traveled Route 309 and enjoy excellent visibility, and offer an on-site rental office with business hours six days a week. They also feature WHAM door alarms on every storage unit for added security.

"These properties have operated successfully for many years but are now ready for cosmetic and management upgrades. The buyer realized this upside and was willing to meet the seller in the middle on the pricing so that all parties feel they received a fair deal," said John Gilliland, President, who has worked with the Sellers for many years assisting them in their self storage investments.

### ABOUT INVESTMENT REAL ESTATE, LLC

Since our inception in 1998, Investment Real Estate, LLC has specialized solely in the self storage industry, including Brokerage, Construction, Management and Development. We travel thousands of miles each year, meeting and getting to know clients in the markets we serve, networking at various industry associations and functions, while developing our reputation as the go-to source for information in the self storage industry. We are the #1 Broker of Self Storage in the Mid-Atlantic and Northeast States. For more information, please visit [www.irellc.com](http://www.irellc.com).

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