



SELF STORAGE SALES NETWORK

Self Storage Investment Offering

Citadel Self Storage

3979 Bijou Street

Colorado Springs, CO 80909



PROPERTY HIGHLIGHTS

- Well established self storage facility in Colorado Springs
- Entirely new entrance to site from Pikes Peak Avenue
- Approximately 81,000 SF of ground included with sale, for boat/RV parking - will accommodate 60 spaces or 266 new self storage units
- As of July 31, 2017, project is 96% occupied (244 units)
- Family run and operated-room for revenue increases, supply sales, and insurance sales

Price **\$3,140,000**

Total Square Feet 35,500 SF

Rentable Square Feet 34,425 Sf

Total Units 253

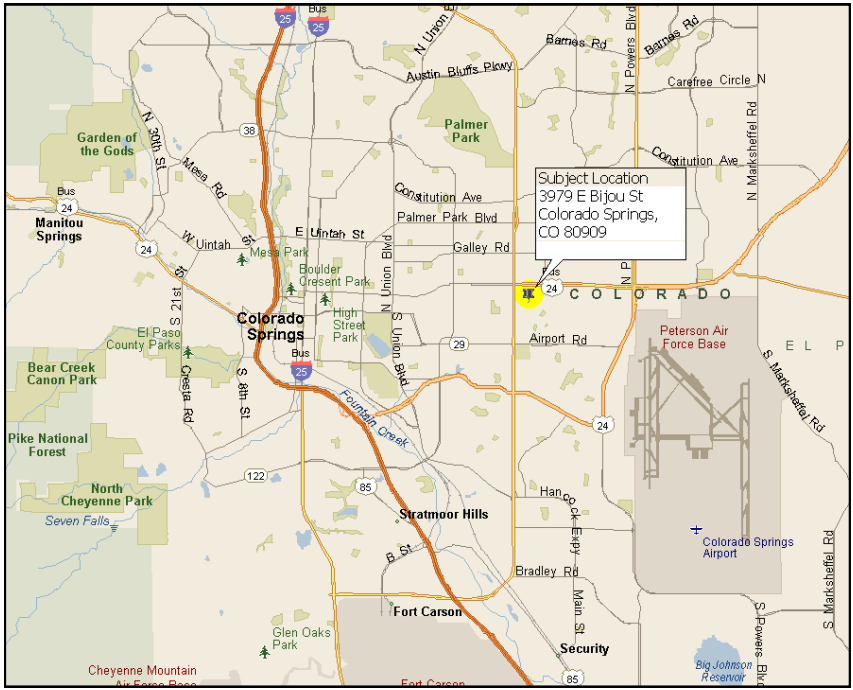
Land Area 4.06 acres or 176,853 SF

Land for Expansion

Seller has all approvals in place to immediately expand the self storage business. If Buyer wants to add boat/RV parking, a variance would be required



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