

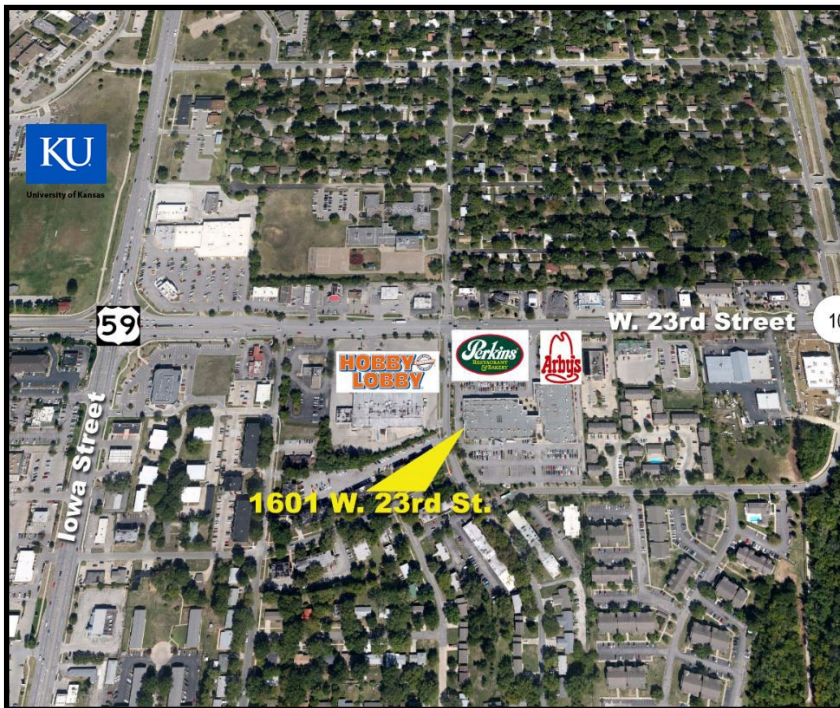


SELF STORAGE SALES NETWORK

# Self Storage Conversion Opportunity

## Southern Hills Self Storage

1601 W. 23rd Street  
Lawrence, KS 66046



### PROPERTY DATA

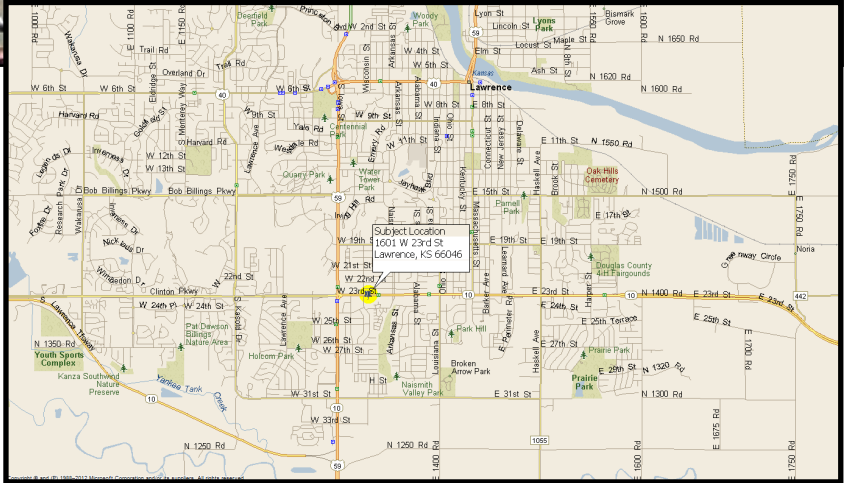
Price	<b>\$5,260,000</b>
Total Square Feet	73,232 GBA currently; 94,677 GBA after conversion
Rentable Square Feet	87,531 NRA (39,823 NSF retail; 47,708 NSF self storage)
Land Area	4.9 acres
Year Built	1978, expanded in 2016
Cap Rate Proforma	10.3%
NOI	\$680,232

### HIGHLIGHTS

- Solid, Long Term Retail Tenants in Place
- Approved for 54,854 GBA of Climate and Non Climate Self Storage
- Outstanding Location on Major Retail Corridor, 2 Blocks from the Kansas University Campus
- Under Served Market for Self-Storage
- Appraisal and Storage Feasibility Study Available for Review



# 1601 W. 23rd Street, Lawrence, KS 66046



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