



SELF STORAGE ADVISORS

**SELF STORAGE**  
INVESTMENT OPPORTUNITY

## ABS Storage

972 W. Springfield Rd.  
St. Clair, MO 63077

Larry Goldman, CCIM  
Goldman Investment Advisors, Inc.  
913-707-9030  
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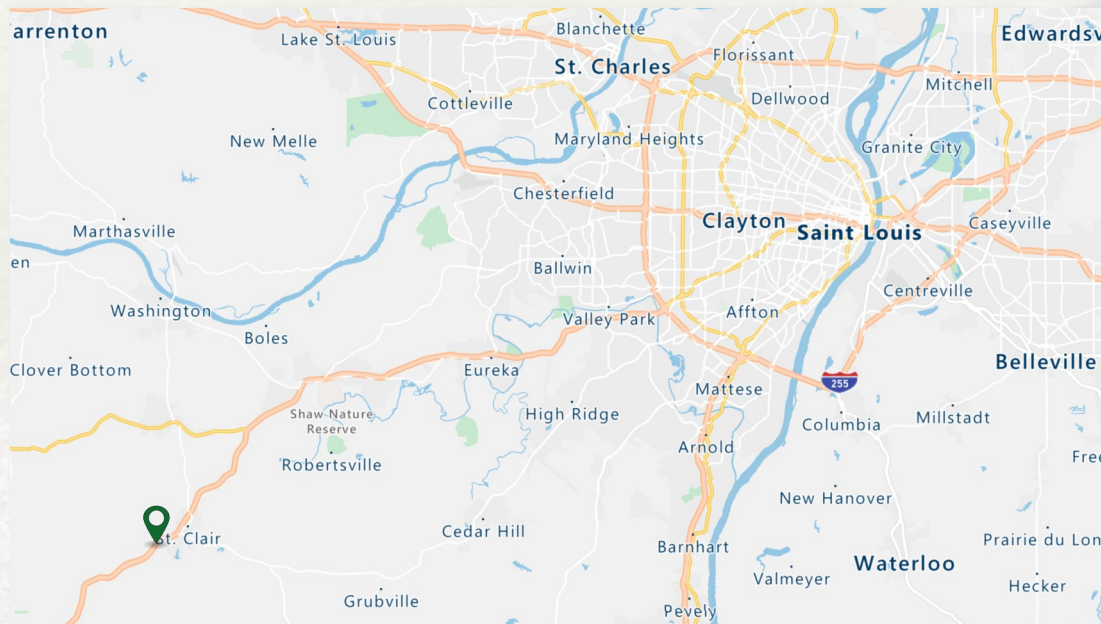
**LIST PRICE: \$200,000**

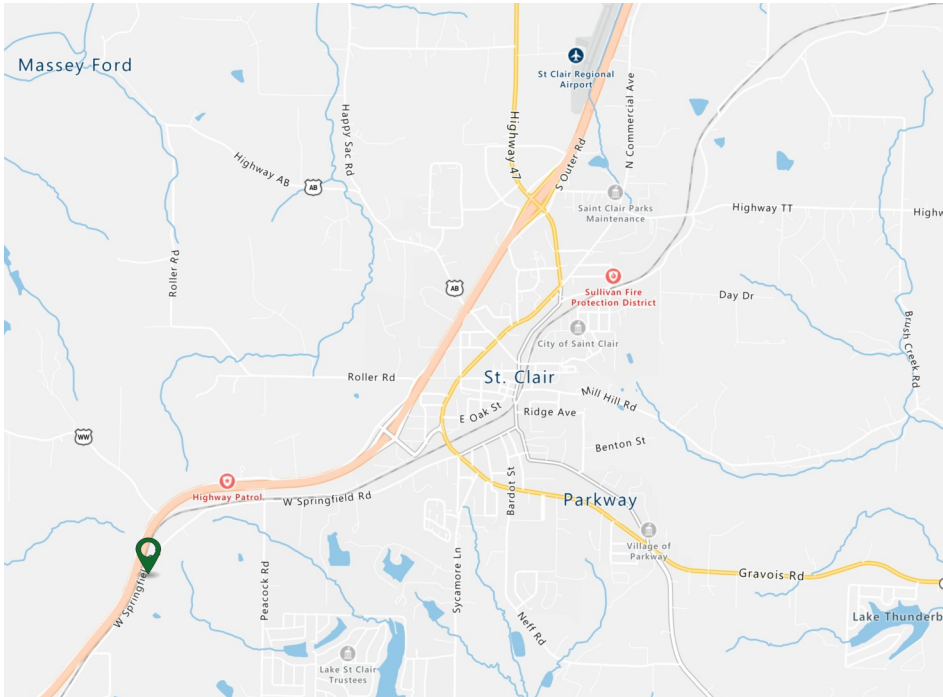
### TRANSACTION DETAILS

- Room for expansion
- Fully fenced
- Visible from I-44
- Value-add opportunity
- Priced below replacement value

### PROPERTY DETAILS

- 9,400 RSF
- 50 Units + 9 truck trailer units + 8 parking spaces
- 2 Acres





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