



SELF STORAGE ADVISORS

SELF STORAGE
INVESTMENT OPPORTUNITY

United Township Self Storage

19200 IL-92
East Moline, IL 61244

Matt Haugen, Tom Flannigan & Alex Ihrke

KW Commercial

(612) 790-3747

mhaugen@selfstorage.com

tom@selfstorage.com

alex@selfstorage.com



Broker of Record—Bruce Bahrmassel

bbbahr@aol.com

List Price: \$1,750,000

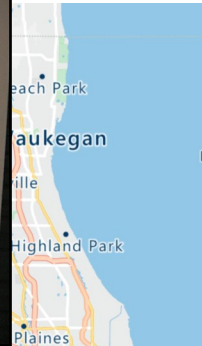
INVESTMENT HIGHLIGHTS

- 29,950 RSF of Non-Climate and Climate-Controlled Self Storage with 1,200 Square Foot Office
- 73 Units of Outdoor Parking for RVs, Boats and Cars
- Approximately 3+ Acres of Land for Expansion
- Phenomenal Location at the Intersection of Illinois Route 5 and Interstate 80
- Annual Average Daily Traffic Count of 13,200 (2017)
- Current Manager Pays Most Operating Expenses and Occupies 1,500 SF Pole Building and 5 Units

PROPERTY DETAILS

- 216 Units + 73 Parking Spaces
- 29,950 RSF
- 6.81 Acres





Argus Self Storage Advisors and KW Commercial have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.