



SELF STORAGE ADVISORS

## SELF STORAGE

INVESTMENT OPPORTUNITY

### Sauk Valley Storage

2501 McNeil Road  
Rock Falls, IL 61071

**Bruce Bahrmasel**

312-518-3550

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**LIST PRICE: \$1,300,000**

### INVESTMENT HIGHLIGHTS

- Great location
- Terrific visibility
- Enormous upside with room to expand

### PROPERTY DETAILS

- 143 storage units + 5 parking spaces
- 30,524 GRSF (22,324 SF storage + 1,000 SF outside parking + 7,200 SF store/commercial rental plus 4 BR house)



