

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Second Attic Mini Storage

8440 St. Charles Rock Road
St. Louis, MO 63114

Presented by:

LARRY GOLDMAN, CCIM

Goldman Investment Advisors

913-707-9030

lgoldman@selfstorage.com

www.larrygoldmanccim.com

LIST PRICE: Unpriced—Offers Due June 14, 2022

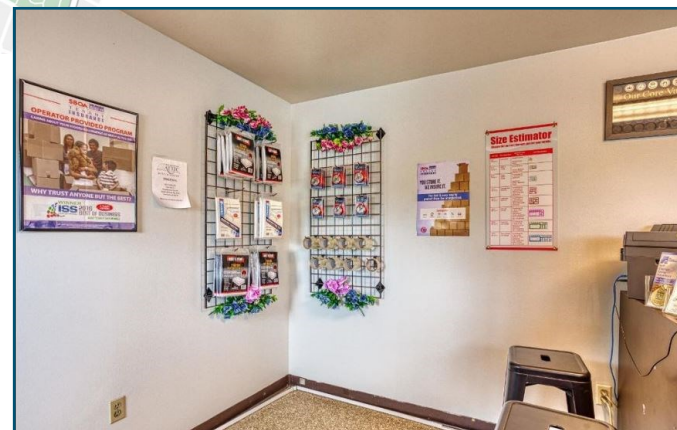
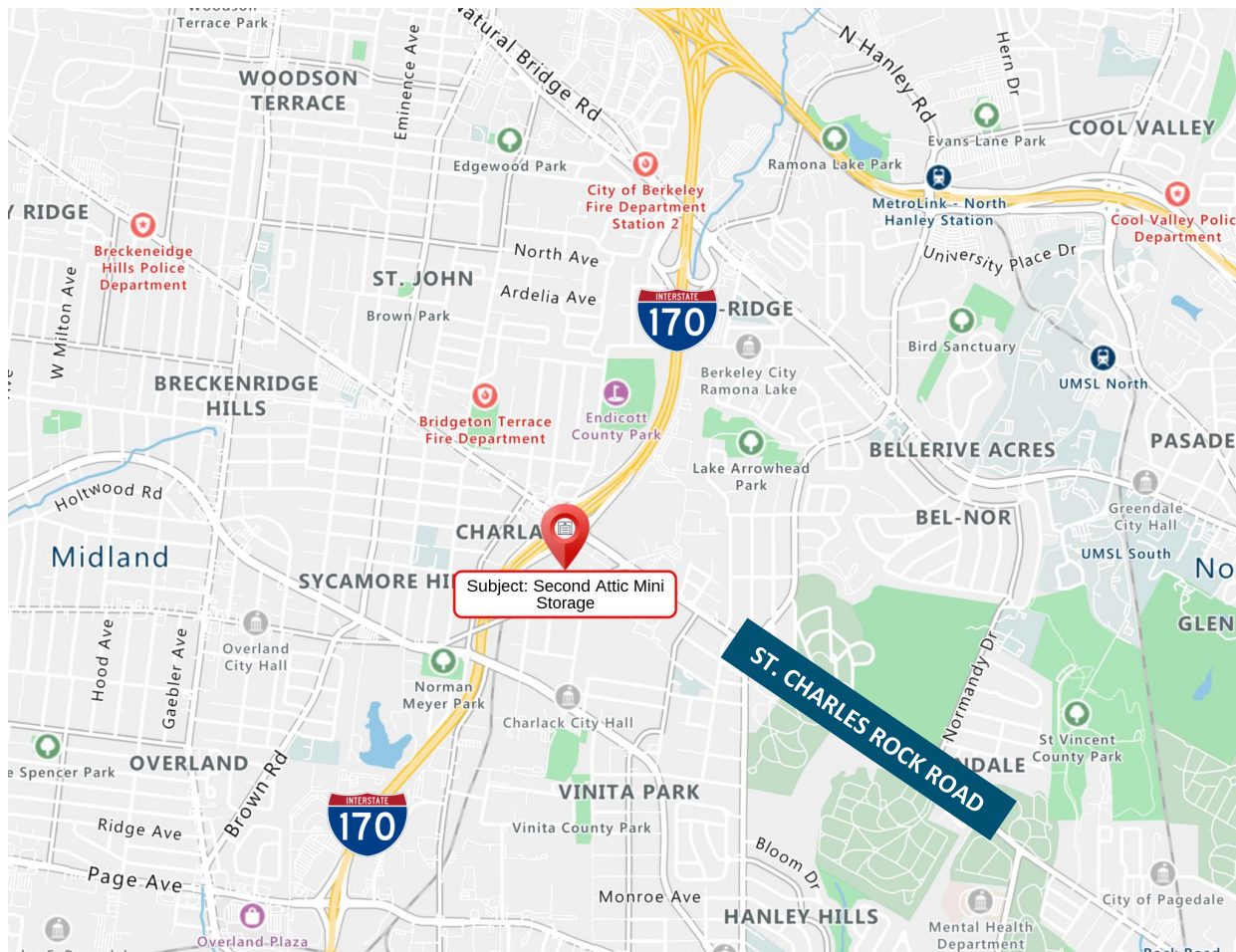
INVESTMENT HIGHLIGHTS

- Well-established facility in the path of redevelopment
- Fully fenced with electronic gate access
- Daily traffic count: 22,875 VPD on St Charles Rock Road, 127, 663VPD on I-170
- High density area with excellent access to the entire St. Louis Metro

PROPERTY DETAILS

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|---------------------|--------|
| Rentable SF: | 34,450 |
| Number of Units: | 289 |
| Acreage: | 1.87 |
| Physical Occupancy: | 92% |





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