

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Blue Sky Self Storage— Wichita

4545 E. Pawnee St., Wichita, KS 67218

122 S. Hydraulic Ave., Wichita, KS 67211  
(Annex to Pawnee)

2359 N. Amidon Ave., Wichita, KS 67204

Presented by:

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**HARD BID DATE: OCTOBER 20, 2022**

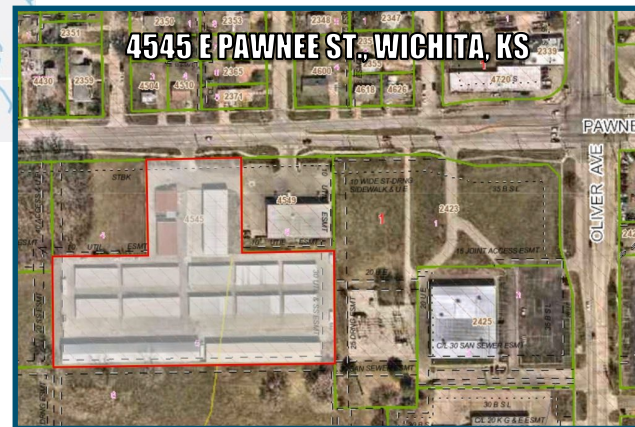
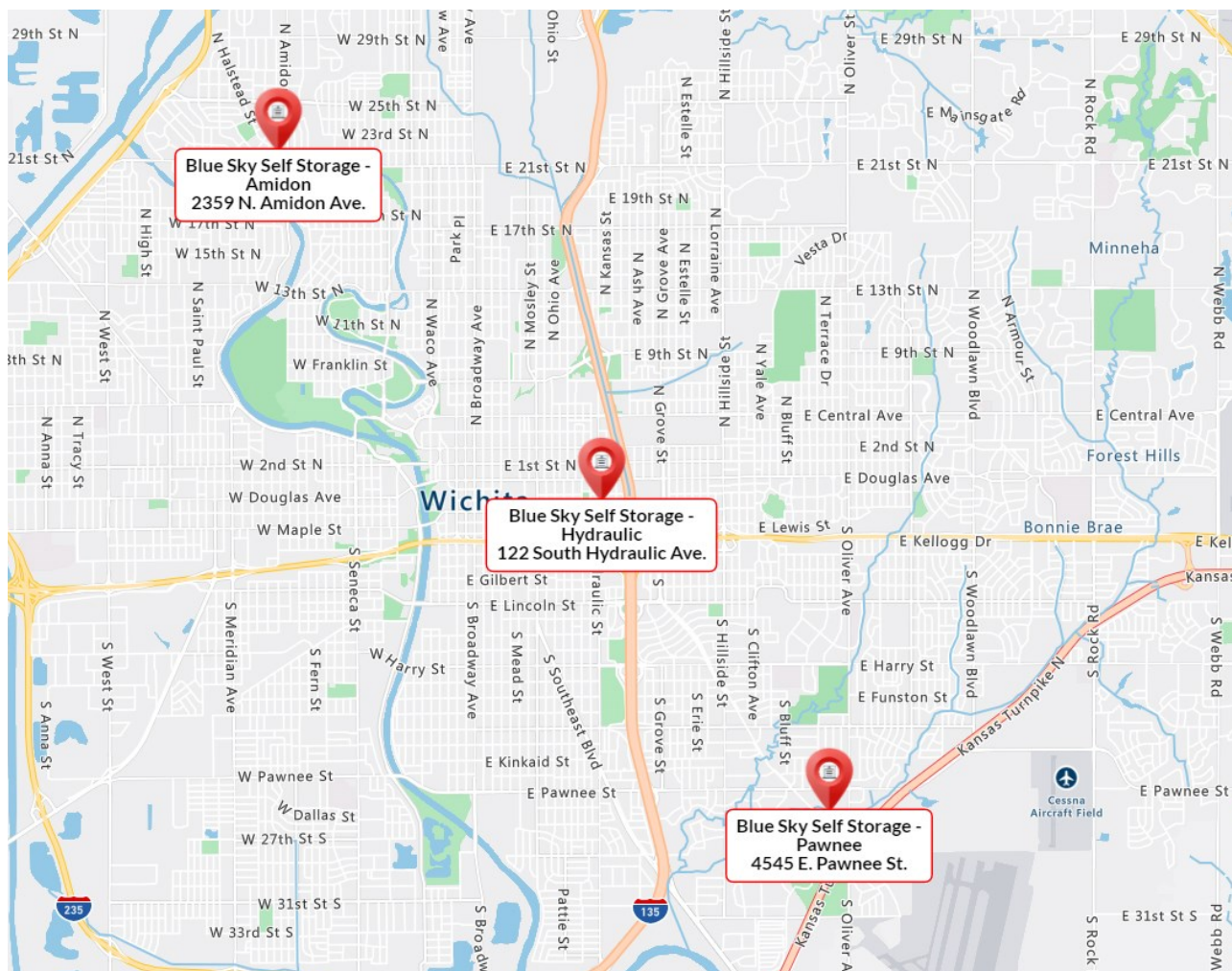
### INVESTMENT HIGHLIGHTS

- Highly occupied 3 property portfolio
- Strategic geographic location across the Wichita MSA
- Diversified offering of drive up, climate control and RV parking
- 2 large operating facilities and 1 annex facility
- Immediate presence into strong storage market and growing city
- **CLICK HERE** for drone video

Store	RSF	RV & Boat SF	Units	Unit Occ.
Blue Sky Self Storage - Pawnee	57,470	12,600	379	97.4%
Blue Sky Self Storage - Hydraulic*	11,450	-	86	90.7%
Blue Sky Self Storage - Amidon	43,930	-	330	91.5%
<b>Total</b>	<b>112,850</b>	<b>12,600</b>	<b>795</b>	







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