

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Devon Self Storage

2070 W River Drive
Davenport, IA 52802

Presented by:

**TOM FLANNIGAN, ALEX IHRKE & MATT
HAUGEN**

612-790-3747

tom@selfstorage.com

alex@selfstorage.com

mhaugen@selfstorage.com

LIST PRICE: \$4,900,000

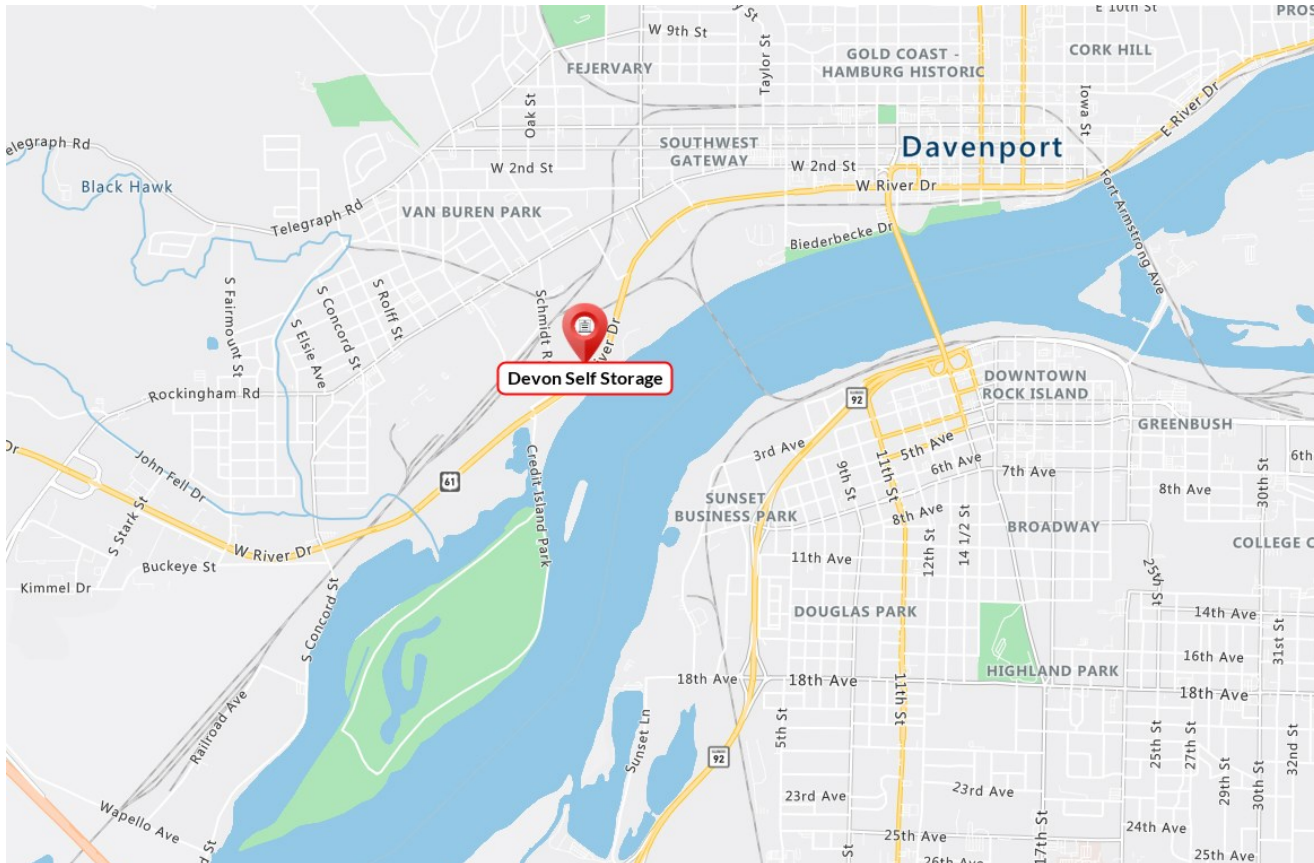
INVESTMENT HIGHLIGHTS

- Brand new 100% climate controlled facility opened in June 2019
- 53,508 rentable square feet of all first-floor climate controlled units with room to add mezzanine level
- Property is subject to a 10-year real estate tax exemption that began in 2021
- 4 keypad access controlled entrances, 2 loading docks and 24-hour security monitoring
- On-site office of approximately 300 square feet

PROPERTY DETAILS

Rentable SF:	53,508
Year Converted:	2019
Number of Units:	486 Total
Acreage:	3.67





Argus Self Storage Advisors and KW 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.