

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

K & K Self Storage

3951 Carson Avenue
Evans, CO 80620

Presented by:

BEN VESTAL, COLE CAROSELLA & MATTHEW COX

Argus Self Storage Advisors

303-317-6469 / bvestal@argus-realestate.com

720-909-8602 / cole@argus-realestate.com

720-909-8605 / matthew@argus-realestate.com

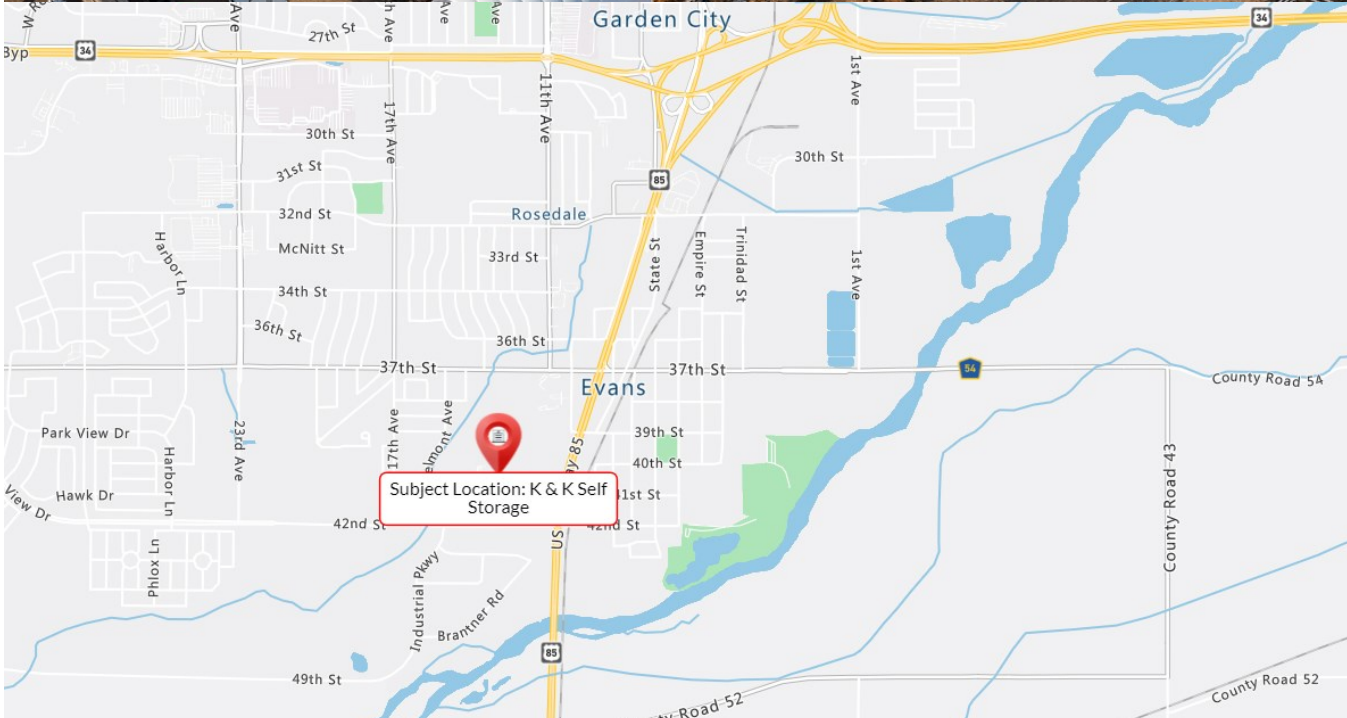
LIST PRICE: \$4,000,000

INVESTMENT HIGHLIGHTS

- Built in 1999 and expanded in 2017, and again in 2022, the site features 7 buildings containing 34,026 SF storage and 44 surface parking spaces
- New expansion now physically occupied with room to grow rates/revenue through revenue management
- Opportunity to expand at the west end of the property with two additional buildings (totaling approximately 7,650 NRSF) or mobile containers
- Northern Colorado is on fire! Weld County, in which Greeley and Evans are located, had the second largest increase in population (30.1%) between 2010 and 2020, second only to Broomfield County (32.6%)
- 22 security cameras

PROPERTY DETAILS

Rentable SF:	34,026 SF storage 12,080 SF parking
Year Built:	1999, 2002, 2017, 2022
Total Units:	180 storage 44 parking 224
Acreeage:	3.42



Argus Self Storage Advisors has 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.

