

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Cubesmart Self Storage (3rd Party Managed)

3480 Concord Road
Lafayette, IN 47909

Presented by:

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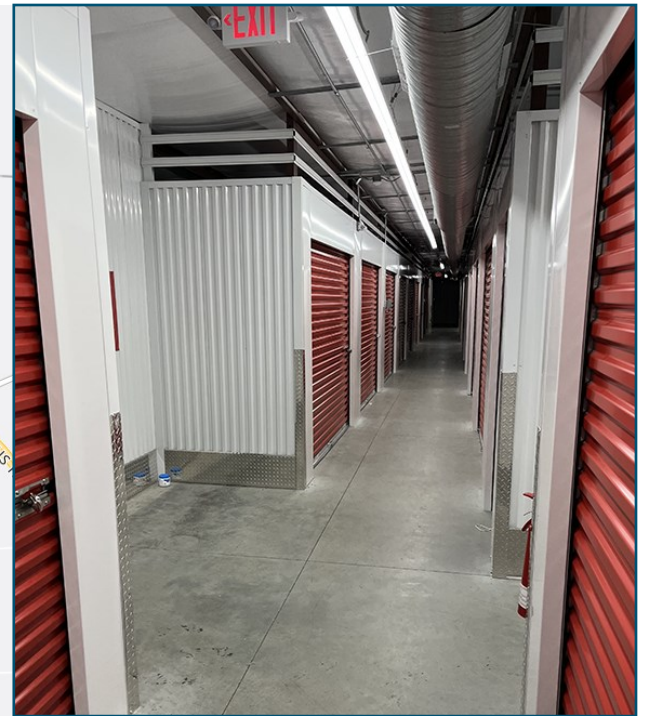
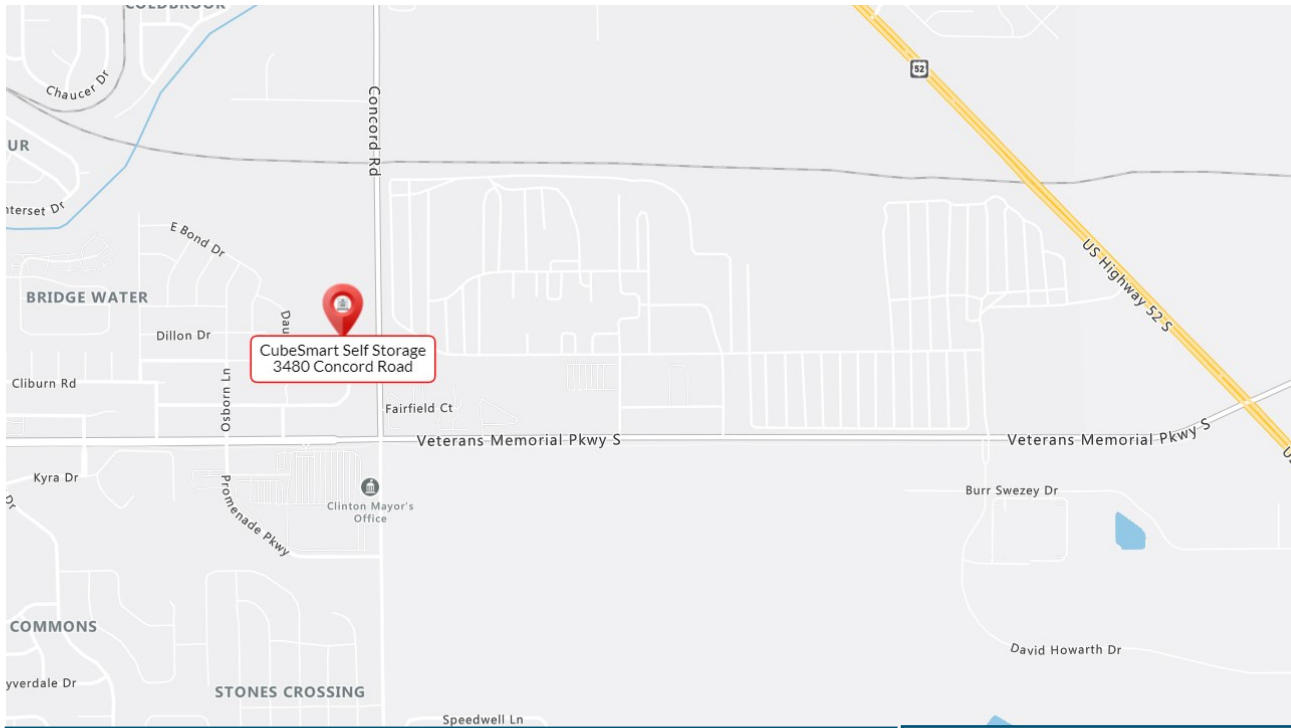
LIST PRICE: \$7,150,000

INVESTMENT HIGHLIGHTS

- Best-in-Class Self Storage Facility in Lafayette, Indiana
- CubeSmart Self Storage (3rd Party Managed)
- Strong Lease Up Trend Since Opening in 2021
- Average Household Income of \$112,946 in 1-mile Radius
- A 1,000-unit multi-family project being built less than ½ mile south of facility
- A 250-unit multi-family project being built one mile north of facility

PROPERTY DETAILS

Rentable SF:	41,690
Year Built:	2021
Number of Units:	315
Acreage:	8.81
Physical Occupancy:	63.72%
Expansion:	Yes, can add 42,050 SF



Argus Self Storage Advisors and Schick & Associates 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.