

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

A-Plus Self Storage

425 Quebec Avenue
Longmont, CO 80501

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: \$2,600,000

Offers Due: Tuesday, March 28, 2023

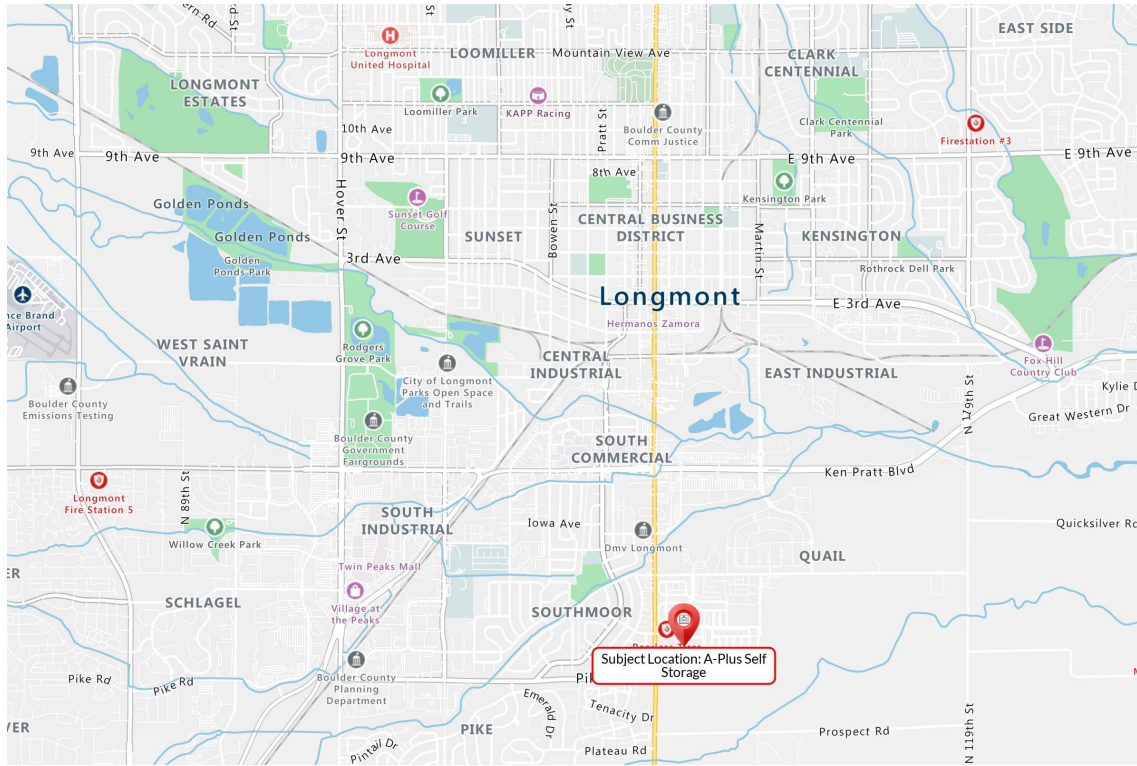
INVESTMENT HIGHLIGHTS

- Wonderful value-add opportunity in a growing submarket outside of Boulder, CO
- 24,217 RSF and 230 units
- Room for expansion within the current site
- Historically 90%+ occupancy year round
- Imbedded value in the current rent roll; in-place rents are below market and no tenant insurance program currently in place
- Strong submarket demographics: 3-Mile Population of 49,680 and 3-Mile Avg HHI of \$101,294

PROPERTY DETAILS

Rentable SF:	24,217
Number of Units:	230
Occupancy:	90%+





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.