

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Storage Time

4355 East Pikes Peak Avenue
Colorado Springs, CO 80909

Presented by:

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LIST PRICE: Unpriced - Call for Offers

INVESTMENT HIGHLIGHTS

- Extreme value add opportunity – 57% unit occupancy due to little to no management (deceased owner/operator)
- Buyer will have the opportunity to increase revenue through occupancy and rate push
- Great infill location in Colorado Springs with strong demographics
 - 3 Mile Pop : 116,987
 - 5 Mile Pop : 255,719
- All single story drive up with only six unit types
- Limited due diligence information

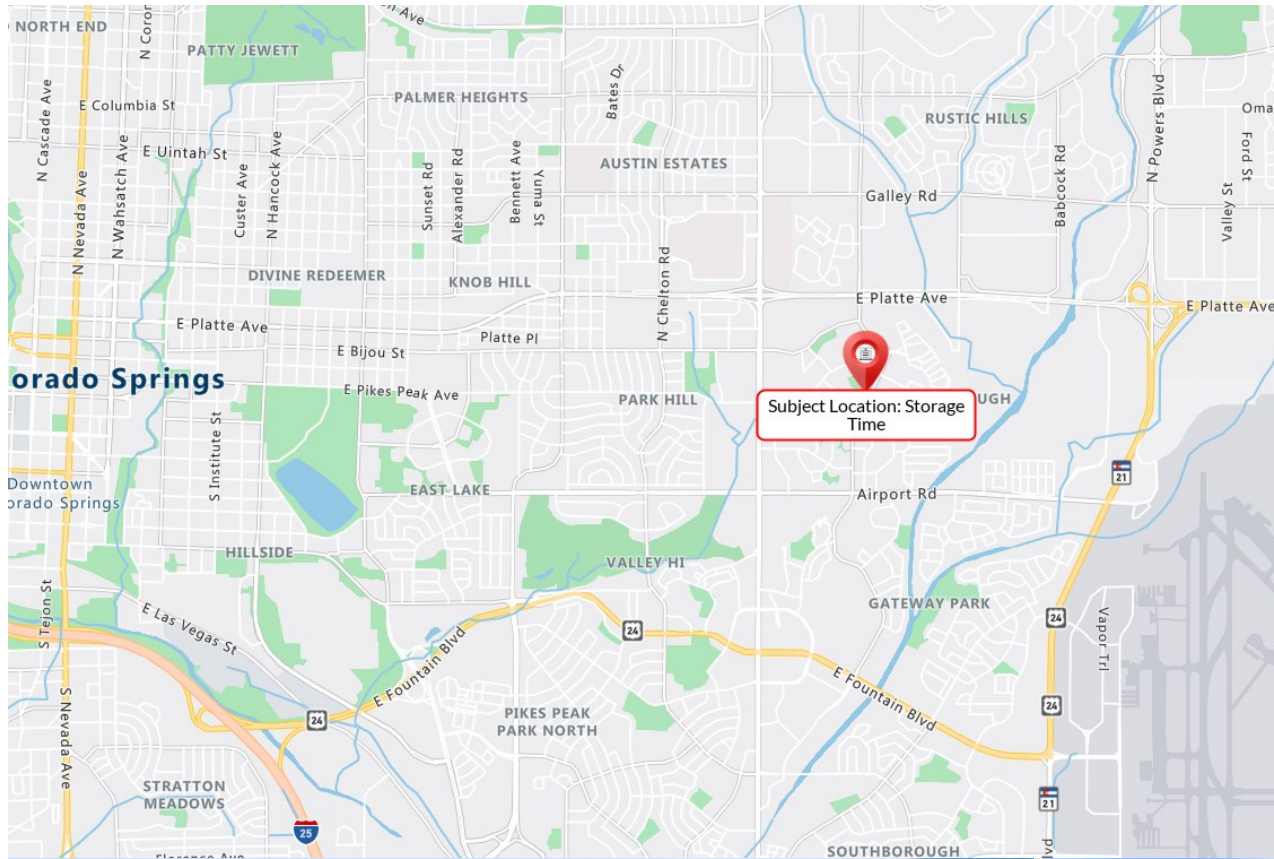
PROPERTY DETAILS

Rentable SF: 54,300

Number of Units: 351

Occupancy: 57%





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.