

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Harrisonville Mini Storage (Kansas City Metro)

27613 SW Outer Rd.  
Harrisonville, MO 64701

**Do not contact on-site manager.  
All tours must be scheduled through broker.**

Presented by:

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**LIST PRICE: Call for Offers**

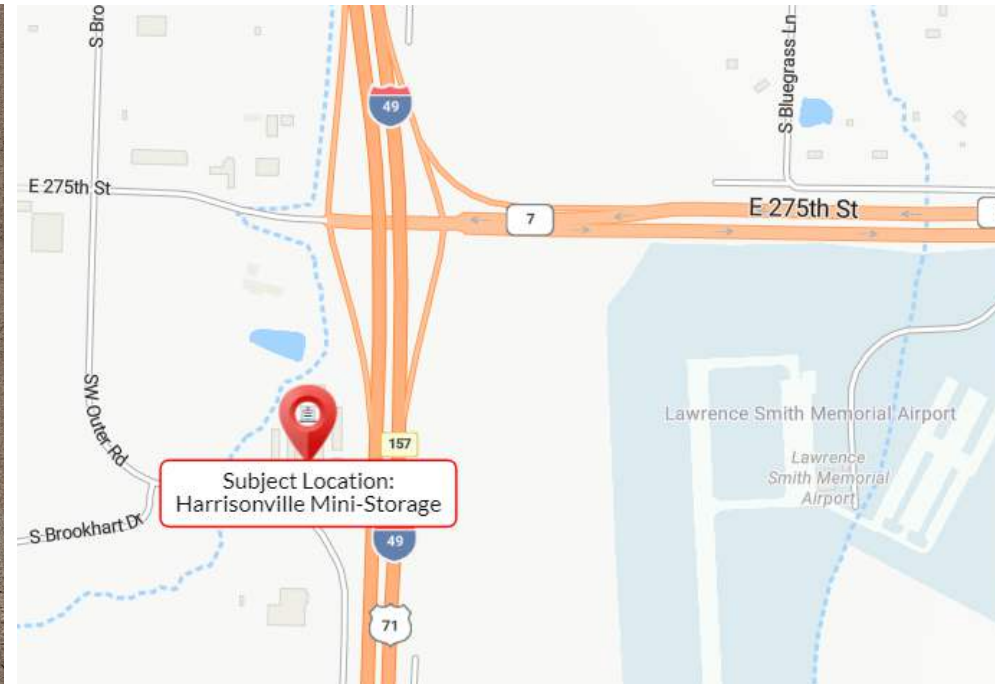
### INVESTMENT HIGHLIGHTS

- Convenient access with visibility from I-49
- Over 21,700 vpd average annual daily traffic (MODOT)
- On-site manager's residence
- Room for expansion
- Immediate upside achieved by implementing tenant insurance and increasing rental rates
- Fully fenced with electronic gate access
- Conventional, climate control, and boat/RV storage
- Click [HERE](#) for drone video

### PROPERTY DETAILS

Rentable SF:	58,470
Acreage:	4.62
Number of Units:	270
Unit Occ.:	87%
Phys. Occ.:	92%





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