

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

CP's Stor It

130 N Beaverville Road
West Burlington, IA 52655

Presented by:

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LIST PRICE: \$550,000

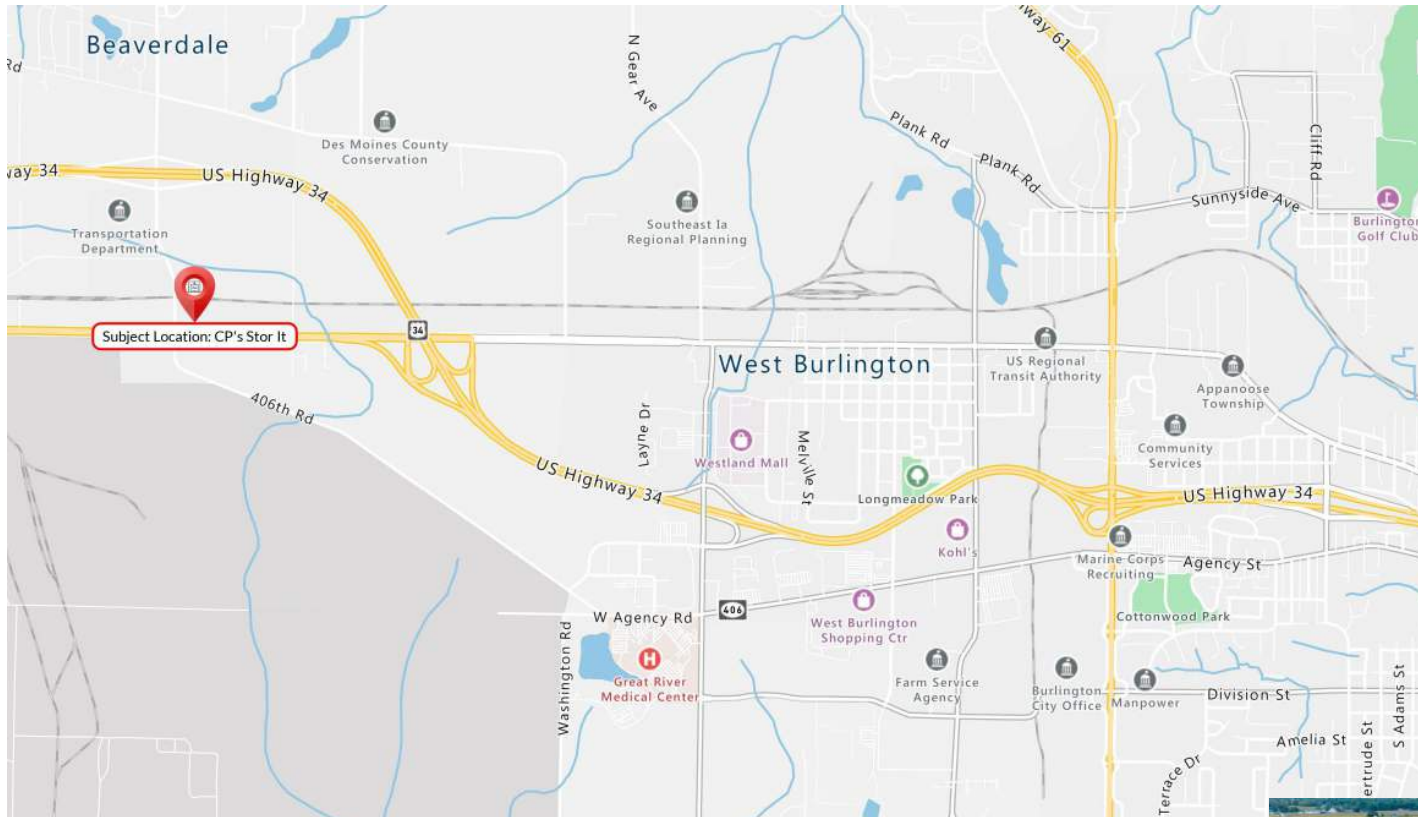
INVESTMENT HIGHLIGHTS

- 16,064 rentable square feet of drive up storage located off of Highway 34
- Priced well below replacement cost
- Opportunity to improve operations through increased web presence and software implementation
- Situated on over 2 acres of land with room for expansion or additional outdoor storage

PROPERTY DETAILS

Total RSF:	16,064
Number of Units:	100 and 20 Parking Spots
Acreage:	2.03
Year Built:	1978-1998
Occupancy:	74%





Argus Self Storage Advisors and Area CRE 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.