Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Mary's Magazine Self Storage

1035 Field Avenue & 1945 High Street Cañon City, CO 81212

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 LIST PRICE: Unpriced Call for Offers Due: December 12, 2023

INVESTMENT HIGHLIGHTS

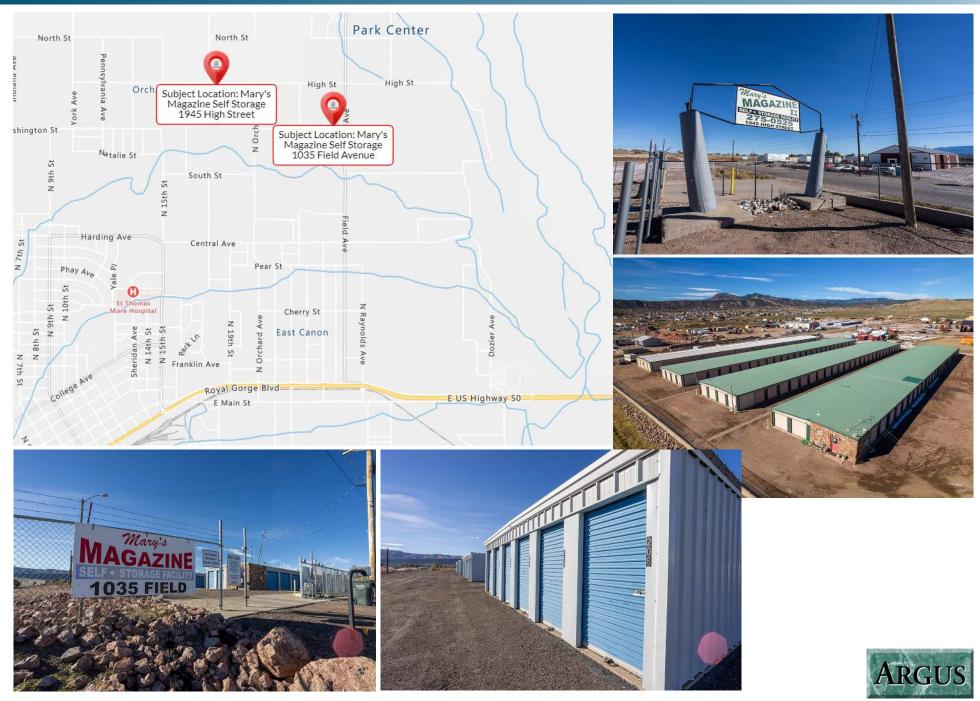
- All non-climate, single-story drive up
- Opportunity to increase rents through revenue management
- Strong storage occupancy 90%+ year-round
- Two locations 1 mile apart can operate from one location
- 7 acres of expansion land comes with sale

PROPERTY DETAILS

Rentable SF:68,050Number of Units:496 (446 storage + 50 parking spaces)Occupancy:83%-90%(storage)-22% (parking)







Argus Self Storage Advisors has compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.