### 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**

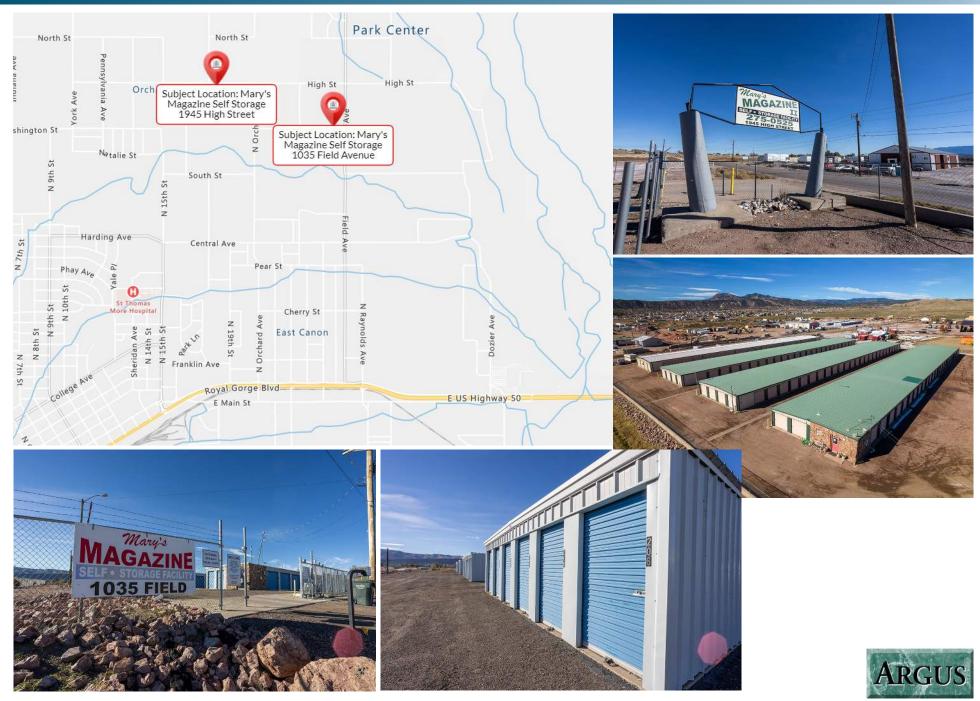
- All non-climate, single-story drive up
- Opportunity to increase rents through revenue management
- Strong storage occupancy 90%+ year-round
- Two locations 1 mile apart can operate from one location
- 7 acres of expansion land comes with sale

### **PROPERTY DETAILS**

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







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