

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Mary's Magazine Self Storage

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

Presented by:

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**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: 68,050

Number of Units: 496 (446 storage + 50 parking spaces)

Occupancy: 83%

-90%(storage)

-22% (parking)



