

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Reliable Storage

1 Hat Trick Lane  
&  
15956 Veterans Memorial Pkwy.  
Wright City, MO 63390

**LIST PRICE: \$1,580,000**

## INVESTMENT HIGHLIGHTS

- 3.69 acres on 2 sites located within 2 miles of each other
- Western suburbs of St. Louis, MO Metro
- Significant room for expansion
- High occupancy with potential to add ancillary revenue
- High profile location on I-70 with 26,000 vpd

## PORTFOLIO DETAILS

Rentable SF:	19,950
Acreage:	3.69
Units:	141
Year Built:	2013
Year Expanded:	2020
Physical Occ.:	92%
Expansion Land:	Yes



Presented by:

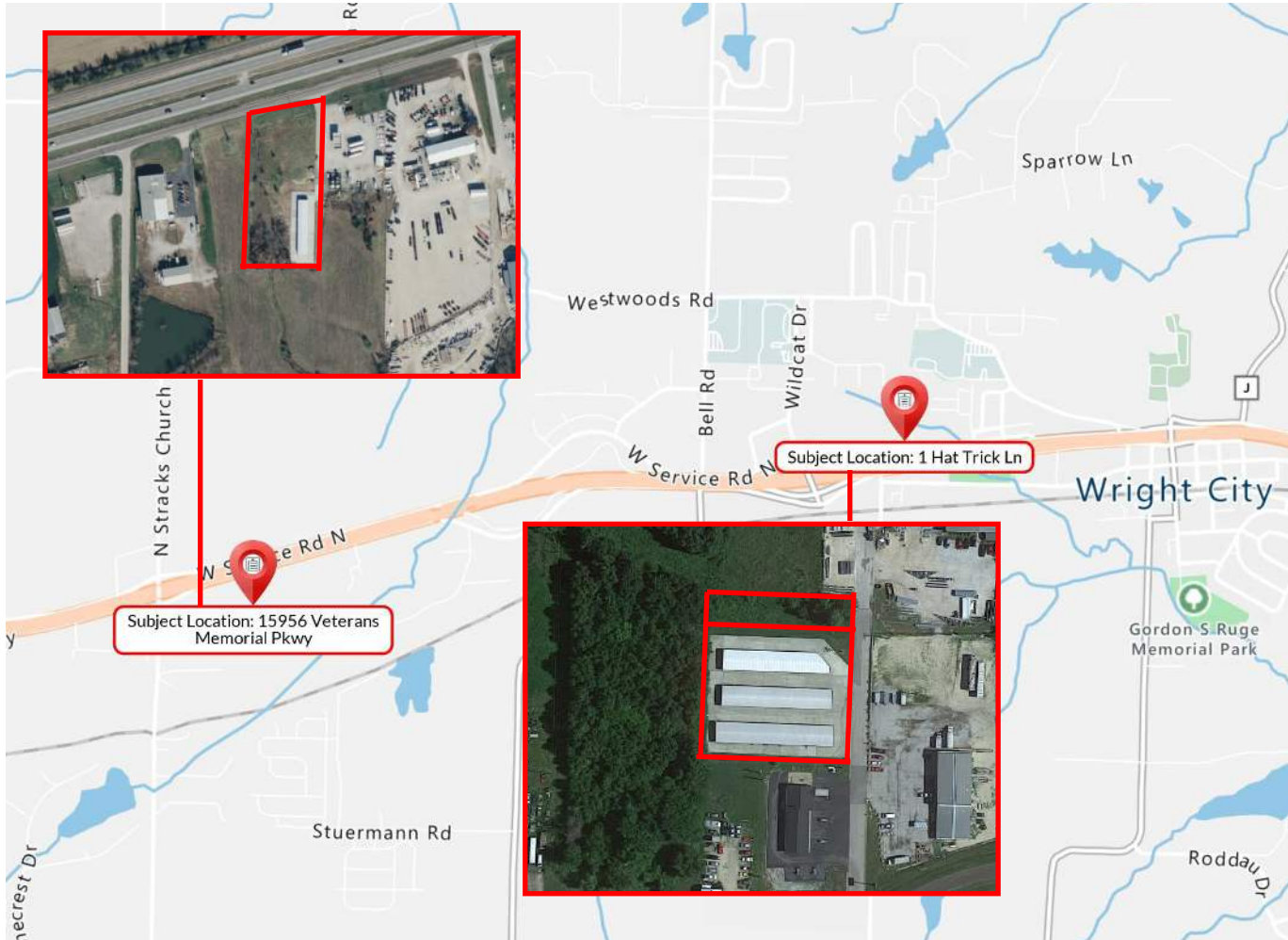
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