

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## All Secure Self Storage

12045 Moline Street  
Henderson, CO 80640

Presented by:

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**LIST PRICE: Unpriced—Call for Offers**  
**Call for Offers Due: January 30, 2024**

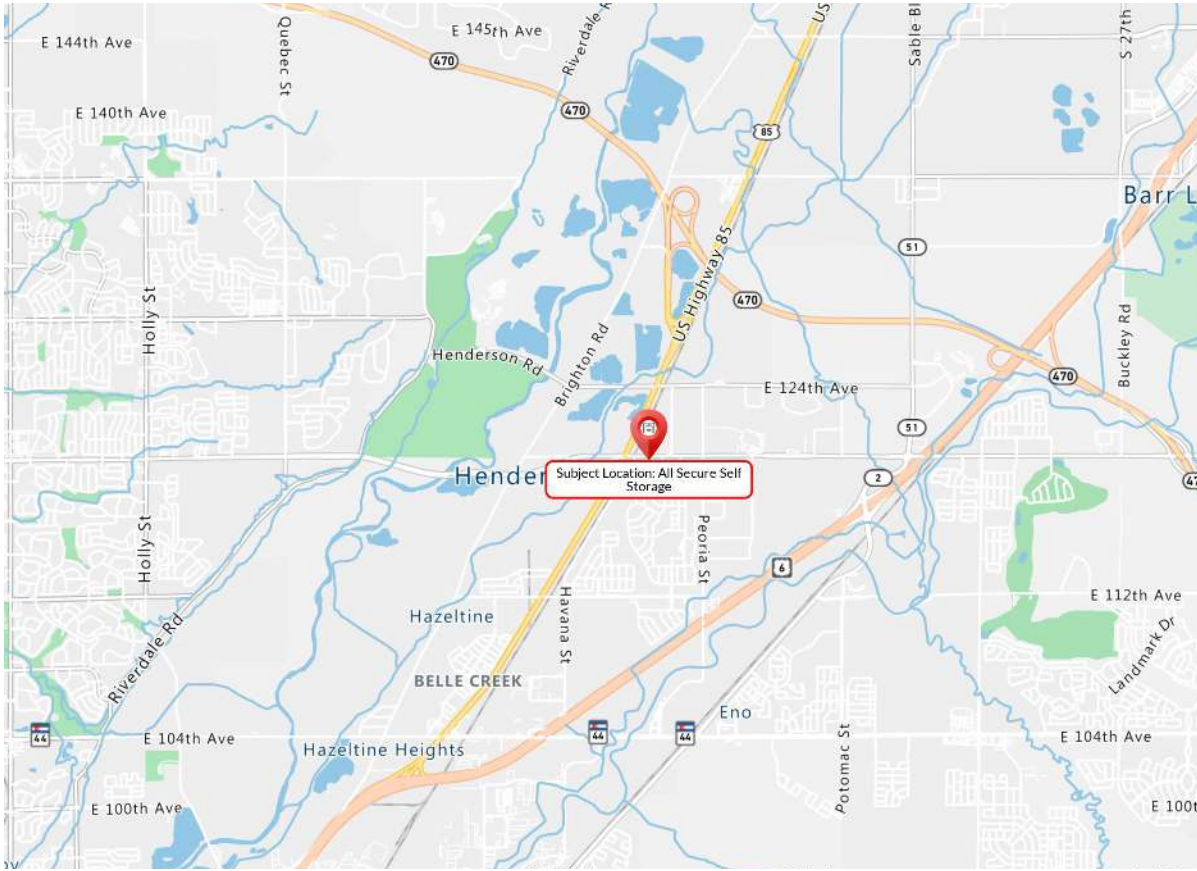
### INVESTMENT HIGHLIGHTS

- Well built storage property with a mix of drive up and interior climate control units
- Low SF/Capita in the three and five mile radius
- Strong Average Household Incomes: 3-Mile : \$125,333
- Conveniently located off of U.S. Hwy 85, a main thoroughfare between Denver and Brighton

### PROPERTY DETAILS

Rentable SF:	30,000
Number of Units:	250
Occupancy:	84%
Year Built:	2006





Argus Self Storage Advisors has 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.