# Self Storage Investment Opportunity



# **Rocky Ridge Storage**

3482 County Rd E. Baileys Harbor, WI 54202

Presented by:

# **BRUCE BAHRMASEL**

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#### **COLE CAROSELLA**

Argus Self Storage Advisors 720-909-8602 cole@argus-realestate.com **LIST PRICE:** \$800,000

### **INVESTMENT HIGHLIGHTS**

- 8.74-self storage facility located in Baileys Harbor, WI
- Property is zoned Countryside
- Fenced storage area (includes 4 buildings and driveways)
- Ample room for possible expansion with zoning change
- Does not take advantage of County Road E exposure, property is obscured by vegetation and lack of signage
- Population swells with second homeowners and their families, and tourists

## **PROPERTY DETAILS**

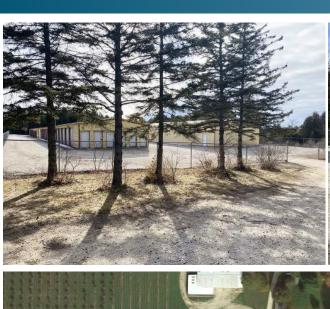
Units: 67

RSF: 20,120

Acres: 8.74

Occupancy: 90%















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