

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Storage City GJ

3040 E Road  
Grand Junction, CO 81504

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

720-909-8605 / matthew@argus-realestate.com

**LIST PRICE: Unpriced - Call for Offers**

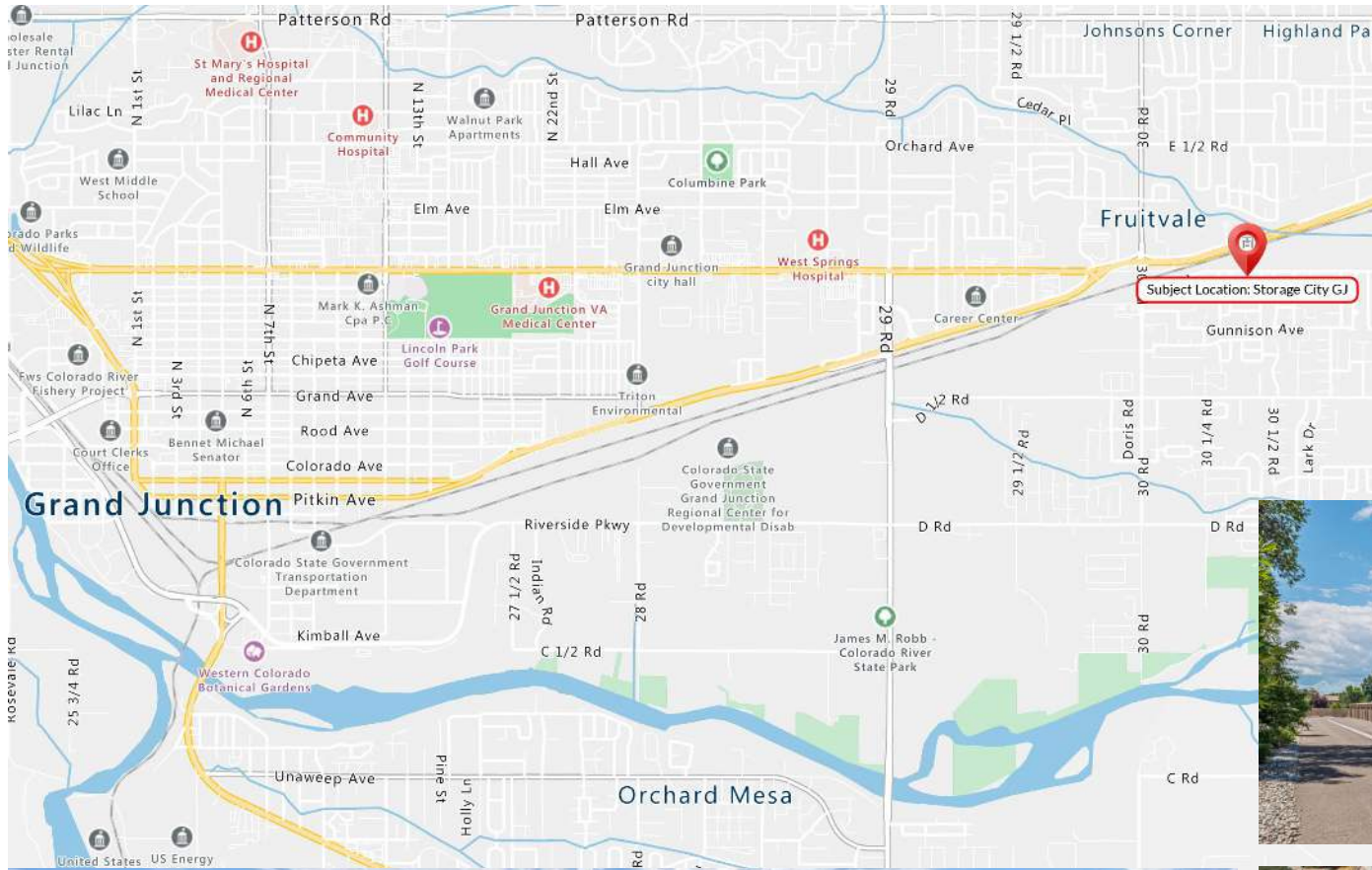
### INVESTMENT HIGHLIGHTS

- Beautifully constructed self storage project completed just four years ago
- Physically well occupied – 90%+ occupancy year round
- Opportunity to raise in place rents through revenue management
- Strong 3 and 5 mile Demographics
  - 3 Mile Population : 60,000
  - 5 Mile Population : 100,000
- Opportunity to increase revenue through addition of units

### PROPERTY DETAILS

Rentable SF:	30,300
Number of Units:	200
Year Built:	2020
Occupancy:	90%





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.