

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Lafayette Self Storage

701 W. Geneseo St.  
Lafayette, CO 80026

Presented by:

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**LIST PRICE: \$850,000**

### INVESTMENT HIGHLIGHTS

- Value-add self storage opportunity in desirable Boulder County
- Mom-and-pop management - current owner does not currently live full time in Colorado
- Located right off highly-trafficked Highway 287 and Baseline Road
- Large upside in physical occupancy

### PROPERTY HIGHLIGHTS

Rentable SF: 7,400

Units: 76

Physical Occ: 66%







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.