

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Clark Storage

1109 SW 8th Avenue, 507 N Fremont
Street & 4168 Airport Road
Shenandoah, IA 51601

60954 195th Street
Pacific Junction, IA 51561

Presented by:

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Area CRE Services

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LIST PRICE: \$2,100,000

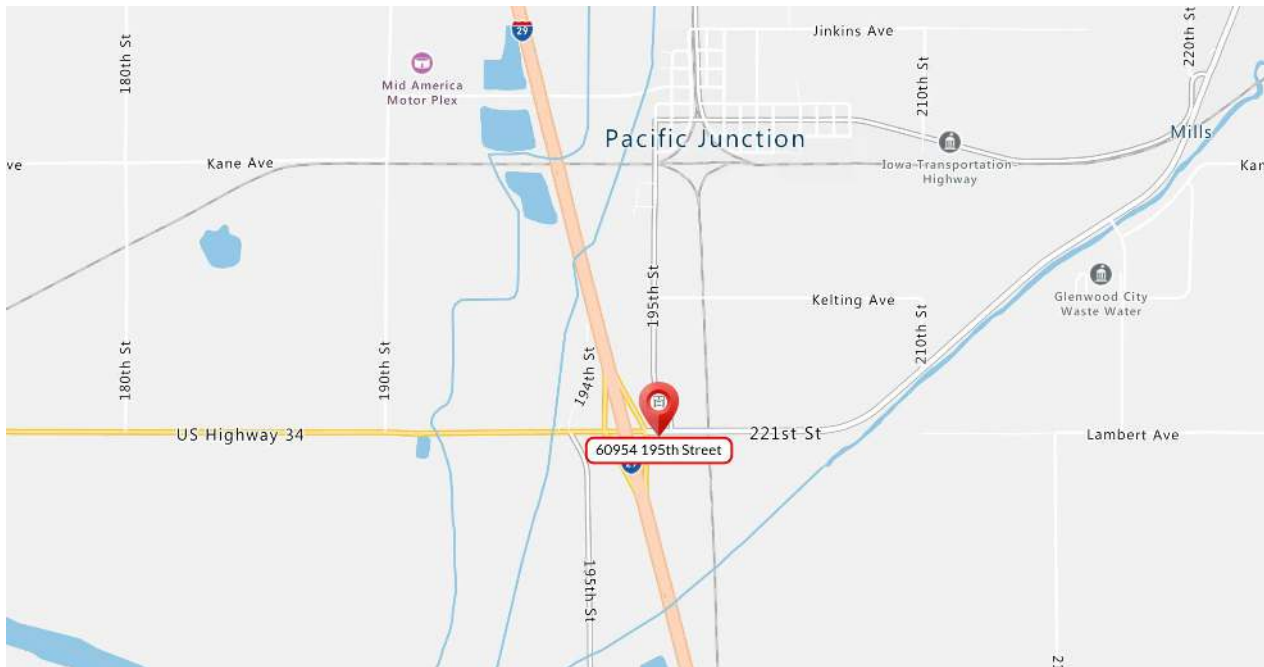
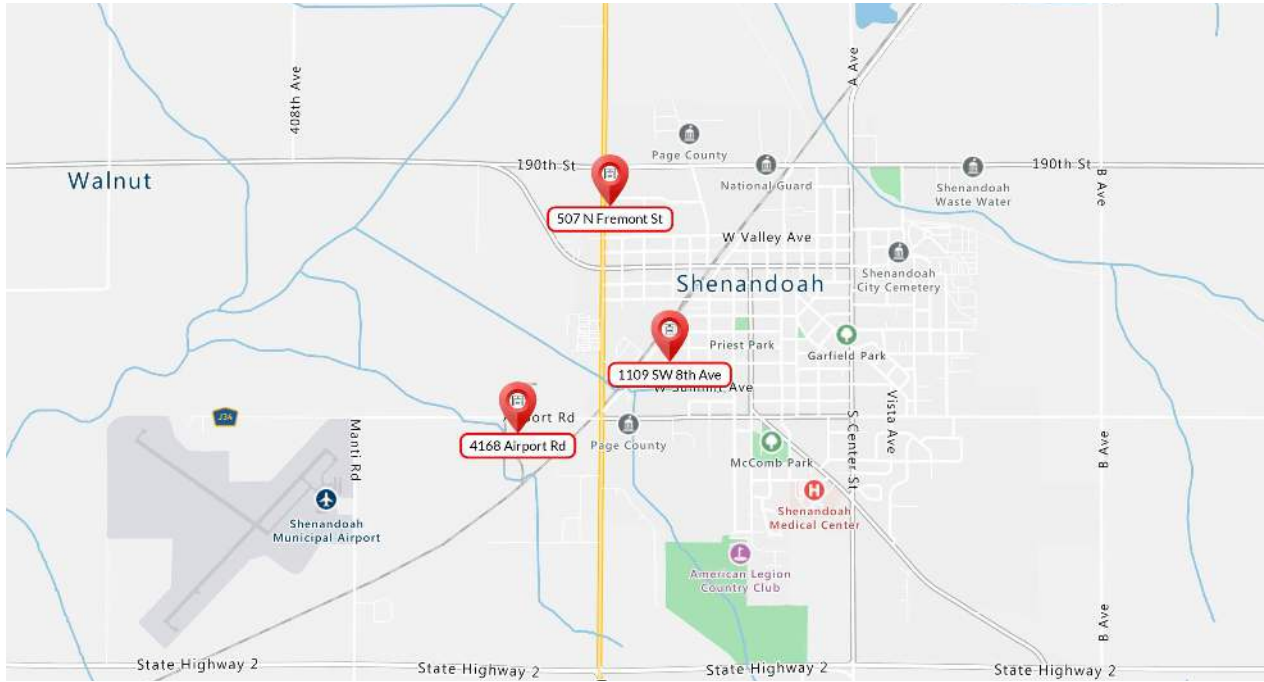
INVESTMENT HIGHLIGHTS

- 4-property portfolio with 3 locations in Shenandoah, IA and 1 in Pacific Junction, IA
- Priced below replacement cost at \$43 per rentable square foot with land for expansion
- Opportunity to add more drive-up units, containers and parking at 3 of the 4 locations
- Well located facilities with Pacific Junction facility right off of Interstate 29
- Current economic occupancy of 97% with physical occupancy of 90%

PROPERTY DETAILS

Total RSF:	48,320
Number of Units:	310
Occupancy:	90%





AREA
COMMERCIAL REAL ESTATE SERVICES