# Self Storage Investment Opportunity



#### SELF STORAGE ADVISORS

# **Clark Storage**

## 60954 195th Street Pacific Junction, IA 51561

Presented by:

# TOM FLANNIGAN, ALEX IHRKE, MATT HAUGEN & NATHAN GOTTLIEB

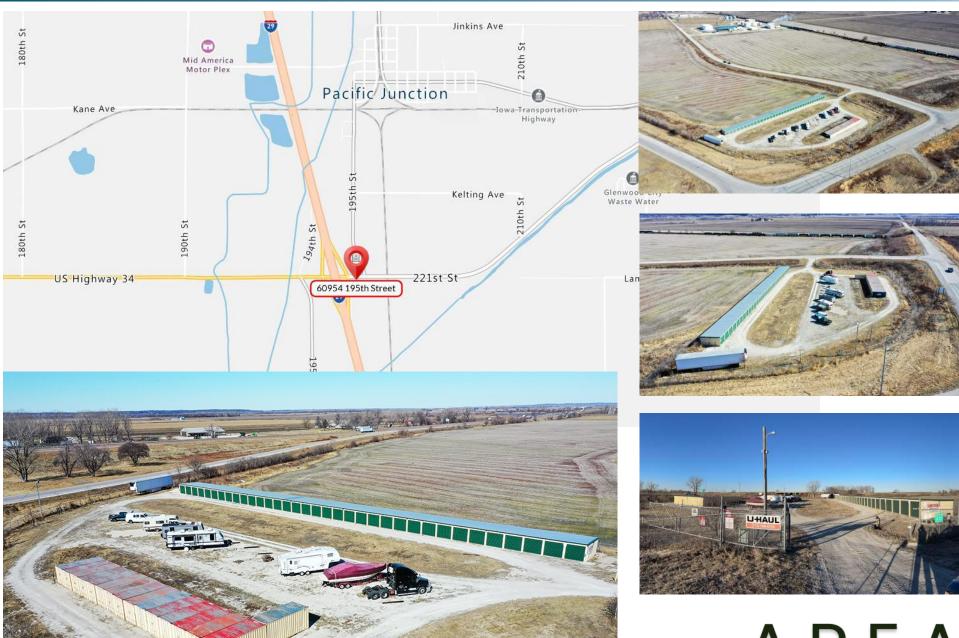
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### LIST PRICE: \$400,000

#### **INVESTMENT HIGHLIGHTS**

- Well-located facility off of Interstate 29 with visibility to over 13,000 cars per day
- Priced below replacement cost at \$42 per rentable square foot with land for expansion
- 9,560 rentable square feet on 2.76 acres with outdoor parking
- Completely fenced with gate system and security cameras
- Current economic occupancy of 79% with physical occupancy of 71%

<b>PROPERTY DETAILS</b>	
Total RSF:	9,560
Number of Units:	60
Occupancy:	71%
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