

# 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**

Area CRE Services

651-269-6307

tom@selfstorage.com

alex@selfstorage.com

mhaugen@selfstorage.com

nathan@selfstorage.com

**LIST PRICE: \$400,000**

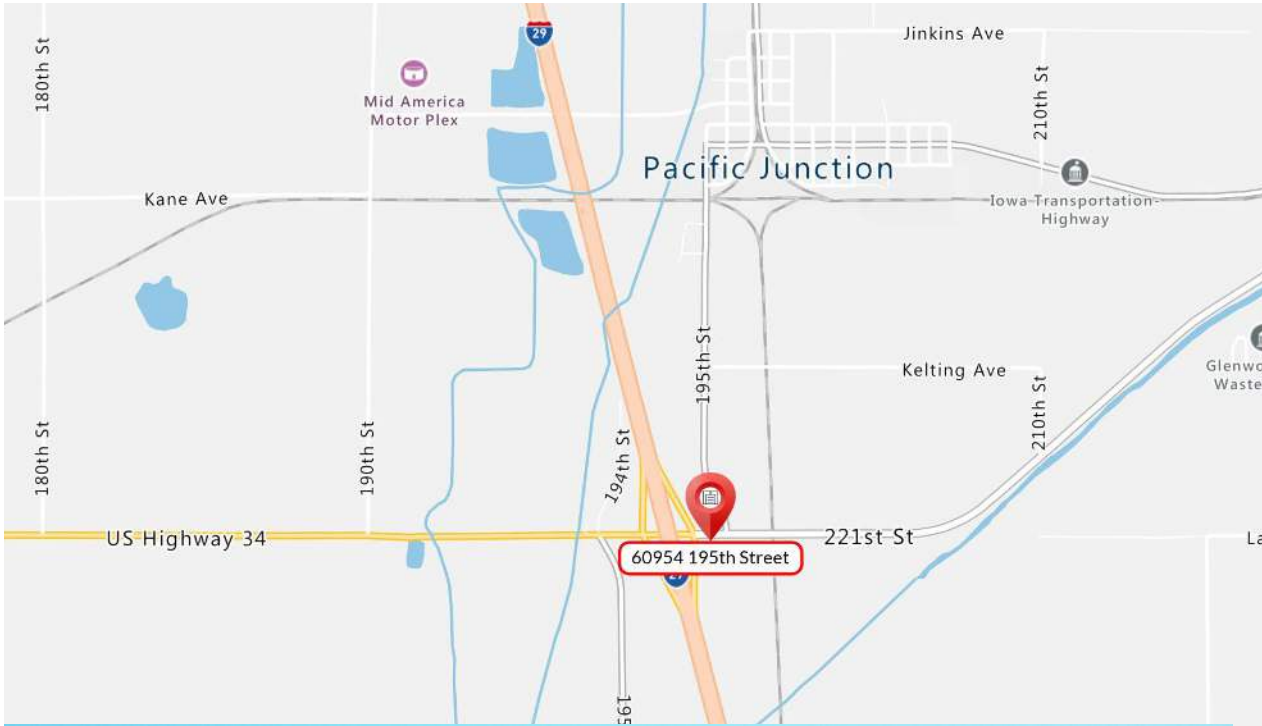
### INVESTMENT HIGHLIGHTS

- 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%

### PROPERTY DETAILS

Total RSF:	9,560
Number of Units:	60
Occupancy:	71%





**AREA**  
COMMERCIAL REAL ESTATE SERVICES