Self Storage Portfolio Investment Opportunity



Freedom Storage One

509 Depot Street Iowa Falls , IA 50126

Presented by:

TOM FLANNIGAN, ALEX IHRKE, MATT HAUGEN & NATHAN GOTTLIEB

Area CRE Services - Licensed Under Keller Williams Realty Integrity Lakes

Lead Agent: Tom Flannigan Direct: 651-269-6307 Office: 612-790-3747 tom@selfstorage.com

LIST PRICE: \$425,000

INVESTMENT HIGHLIGHTS

- Brand new self storage facility completed in March 2024
- 9,400 rentable square feet of all-steel drive up units
- Priced at replacement cost of \$51 per rentable square foot
- Secure facility with fence, external lighting and camera system
- Units to be rentable starting May 2024

PROPERTY DETAILS							
RSF:	9,400						
Number of Units:	56						
Year Built:	2024						
Acreage:	0.46						





Argus Self Storage Advisors and Area CRE have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.