

# Self Storage Investment Opportunity



**Store In A Wink**



4821 & 4709 N. Hydraulic Ave.  
Park City, KS 67219

Presented by:

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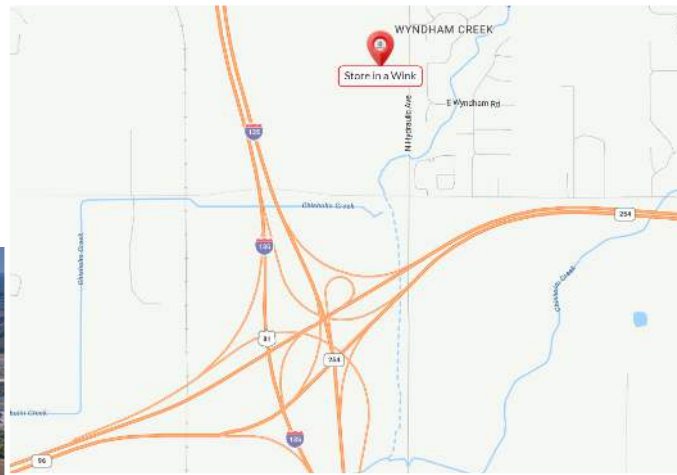
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**Unpriced—Call for Offers Due: Tuesday, October 15th**

## INVESTMENT HIGHLIGHTS

- High profile location visible from I-135, just North of I-235
- 13.3-acre site with room for significant expansion (1.1-acre)
- 101,141 RSF storage + 47,490 SF boat/RV
- 450 units
- Leased office building included, available for conversion
- On-site leasing office/apartment
- Mix of boat/RV, conventional storage and U-Haul truck rentals





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