

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Plasco Storage

2303 & 2123 Bott Avenue  
Colorado Springs, CO 80904

Presented by:

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**LIST PRICE: \$1,800,000**

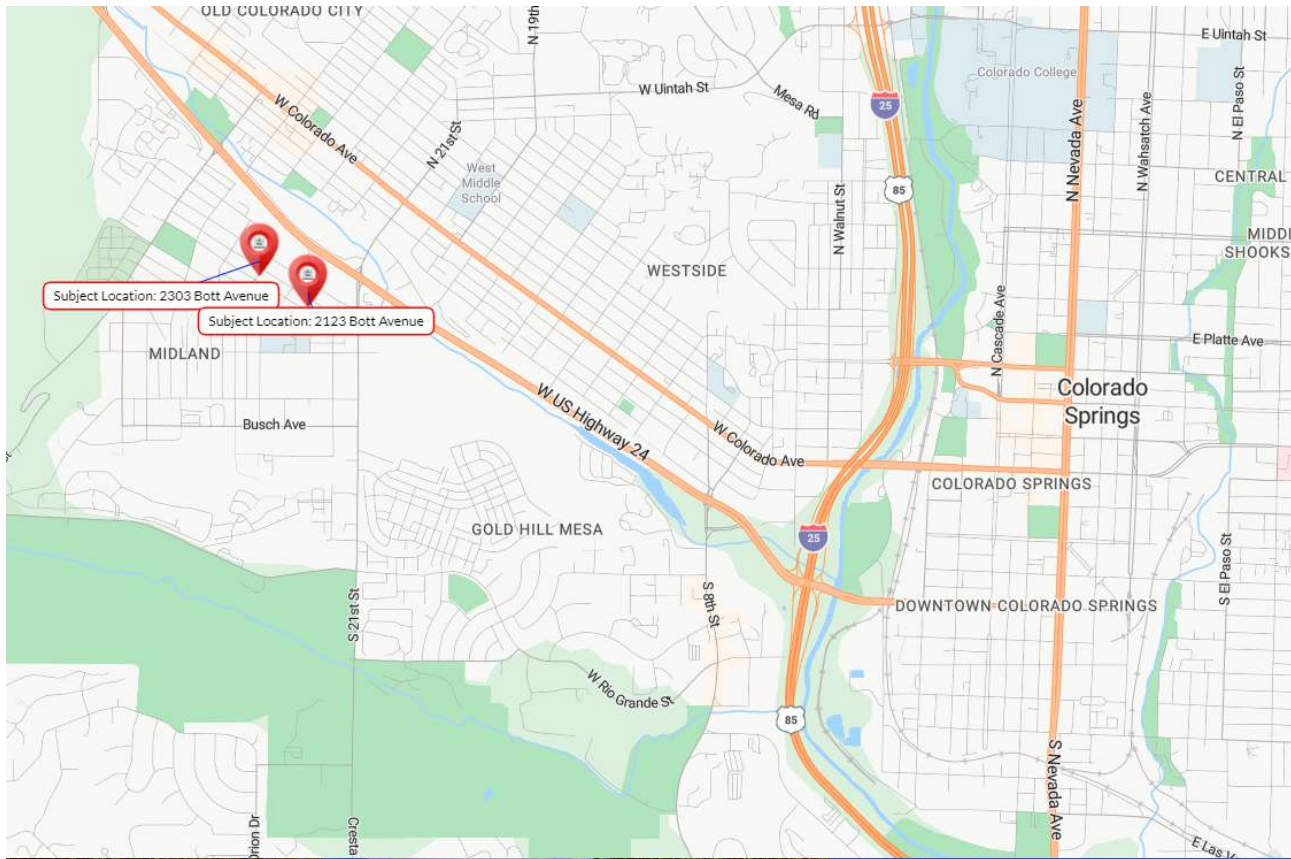
### INVESTMENT HIGHLIGHTS

- Historically high occupied self-storage asset (85%+ year round)
- Strong In Place Demos:
  - 3 Mile Pop: 56,702      - 3 Mile Avg HHI: \$101,728
  - 5 Mile Pop: 137,878    - 5 Mile Avg HHI: \$96,488
- Owner installing electronic gates with keypads at both properties
- Below market in place rental rates with upside in revenue management
- Great frontage and visibility off of Bott Avenue

### PROPERTY DETAILS

**RSF:** 17,860  
**Units:** 136  
**Year Built:** 1972 & 1982  
**Unit Occupancy:** 87%





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