

# 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 - Offers Due: October 29<sup>th</sup>, 2024**

### INVESTMENT HIGHLIGHTS

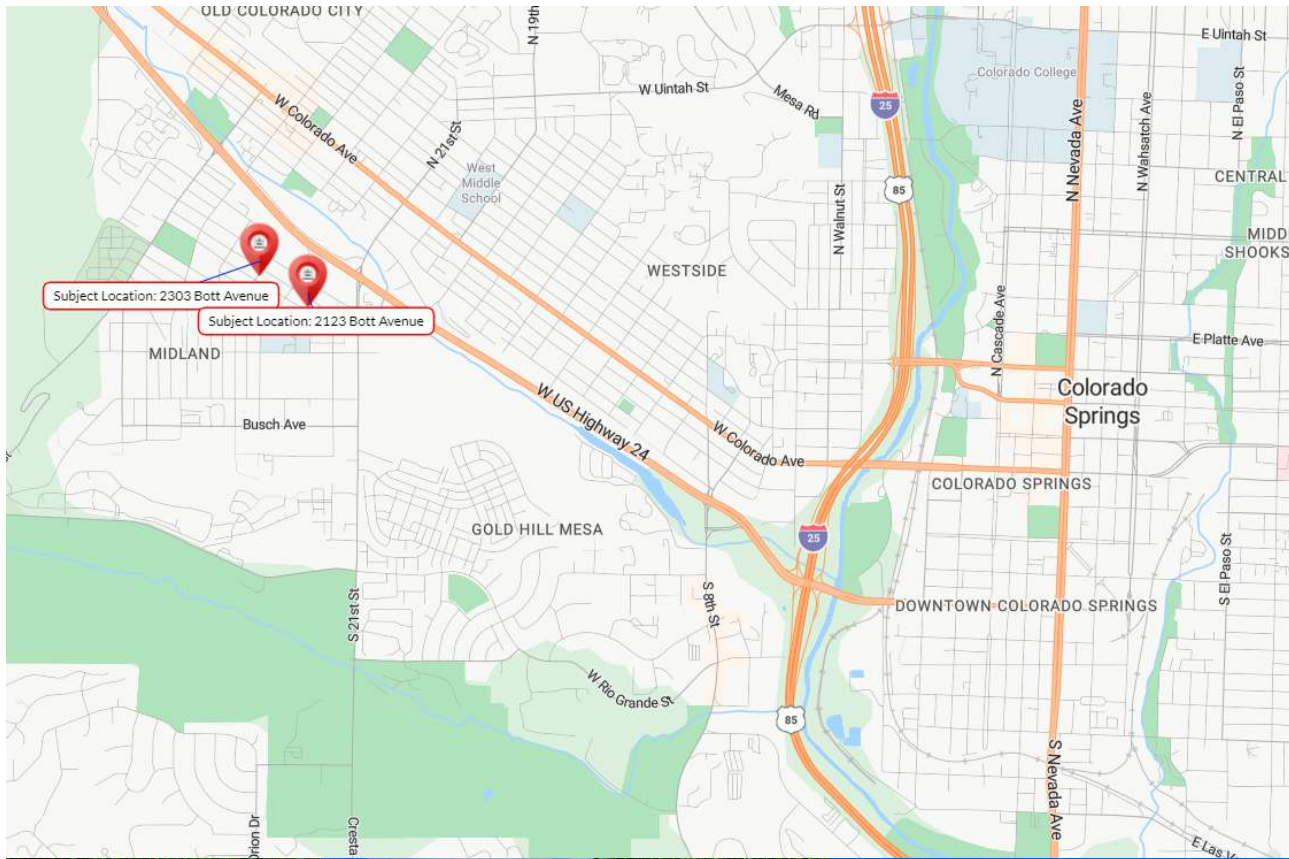
- Historically high occupied self-storage asset (85%+ year round)
- Strong In Place Demos:
  - 3 Mile Pop: 56,702      - 3 Mile Avg HHI: \$101,728
  - 5 Mile Pop: 137,878    - 5 Mile Avg HHI: \$96,488
- Owner installing electronic gates with keypads at both properties
- Below market in place rental rates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







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