

# Self Storage Investment Opportunity



## Affordable Family Storage



1700 Taylor Avenue  
Springfield, IL 62703

**LIST PRICE: \$1,400,000**

### INVESTMENT HIGHLIGHTS

- New climate-controlled storage conversion
- Opened in Spring of 2023
- Excellent lease-up trajectory
- Close proximity to intersection of two Interstates
- Institutional-quality build

### PROPERTY DETAILS

Rentable SF:	14,765
Number of Units:	200
Year Built:	2023
Acres:	1.1
Physical Occupancy:	66%



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