

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Bobcat Storage

124 Gay St. & 960 Elgin Ave.
Longmont, CO 80501

Presented by:

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LIST PRICE: \$1,375,000

INVESTMENT HIGHLIGHTS

- **Upside in Rental Rates** – Bobcat Self Storage’s current rental rates are below market comparables, presenting a strong value-add opportunity for investors to capitalize on immediate rate adjustments and revenue growth
- **High Barriers to Entry with No New Supply** – Longmont’s zoning regulations and limited available land make self-storage development challenging. With no new supply scheduled to deliver within a 3-mile radius over the next 24 months, this facility benefits from an exclusive market position
- **Prime Market with Strong Demographics** – Longmont, CO, boasts above-average household incomes, steady population growth, and a strong economic base, making it a highly desirable investment market with sustained demand for self-storage
- **Operational Efficiencies Across Two Sites** – The facility operates as a single brand across two well-positioned locations, maximizing market coverage while maintaining an efficient cost structure
- **Proven Financial Growth Potential** – With economic occupancy currently at 81%, there is ample room for revenue growth through dynamic pricing strategies, expense optimization, and tenant insurance sales

PROPERTY DETAILS

RSF:	11,434
Units:	68
Acres:	0.89



