Self Storage Investment Opportunity



U Stor Self Storage

3000 Charles Street Rockford, IL 61108

Presented by:

BRUCE BAHRMASEL

312-518-3550 bruce@selfstorage.com bbbahr@aol.com

COLE CAROSELLA

Argus Self Storage Advisors 720-909-8602 cole@argus-realestate.com **LIST PRICE:** \$3,500,000

INVESTMENT HIGHLIGHTS

- Expansion land included direct path to value/yield creation
 - -7,200 SF of existing building that could be converted, possibly to climate controlled, at minimal cost
- Strong management upside due to low in place rental rates
- Rockford is the fourth-largest city in Illinois, with a metro population of approximately 178,000 residents within a five-mile radius of the facility
- Property consists of a well-maintained storage facility with a diverse range of unit sizes, from smaller 25-square-foot spaces to larger 400-square-foot units, catering to a broad spectrum of customers
- Partial Seller Financing available

PROPERTY DETAILS

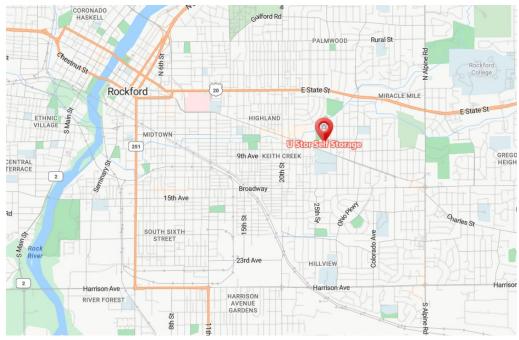
RSF Storage: 43,035

SF Parking: 2,000

Units: 353

Unit Occupancy: 84%











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