

Self Storage Investment Opportunity



K&K Rent-A-Space

600 Hugh Williams Street
Prairie City, IA 50228

Presented by:

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LIST PRICE: \$775,000

INVESTMENT HIGHLIGHTS

- High Occupancy & Stable Performance – Consistently operating above 95% occupancy, demonstrating strong in-place demand.
- Strategic Location Near Des Moines – Just 20 miles east of downtown Des Moines, benefiting from growth in the expanding eastern suburbs of the Des Moines MSA.
- Attractive Price Point – Offered at under \$47 per rentable square foot, providing an opportunity to acquire an all-steel facility near replacement cost.
- Expansion & Income Growth Potential – Room for expansion and rental rate optimization in an underserved storage market.

PROPERTY DETAILS

Storage RSF:	16,550
Total Units:	90
Unit Occupancy:	98.8%
Acres:	1.47



