

Self Storage Investment Opportunity



Citadel Self Storage

3979 E. Bijou Street
Colorado Springs, CO 80909

Presented by:

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LIST PRICE: \$3,500,000

Call for Offers Due: Thursday, July 10th

INVESTMENT HIGHLIGHTS

- Infill Colorado Springs location surrounded by dense residential
- Value-add opportunity with strong in-place income—immediate upside through lease-up and revenue management
- Multiple revenue streams – including two fully-leased duplex units
- Expansion potential that may include additional storage, parking or redevelopment—subject to local zoning and site planning

PROPERTY DETAILS

RSF:	34,425
Units:	254
Acres:	+/-4.65
Physical Occ:	83%



