## Self Storage Investment Opportunity



## **Citadel Self Storage**

3979 E. Bijou Street Colorado Springs, CO 80909

Presented by:

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Argus Self Storage Advisors 303-317-6469 / bvestal@argus-realestate.com 720-909-8602 / cole@argus-realestate.com 720-909-8605 / matthew@argus-realestate.com LIST PRICE: \$3,500,000

Call for Offers Due: Thursday, July 10<sup>th</sup>

#### **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

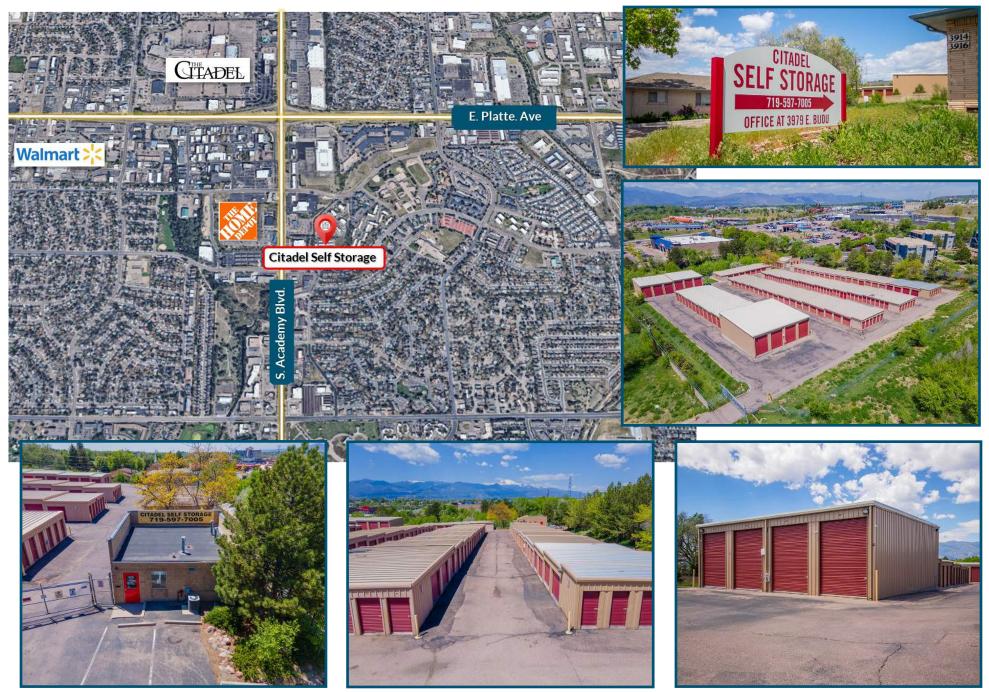
### **PROPERTY DETAILS**

**RSF:** 34,425 **Units:** 254

**Acres:** +/-4.65

Physical Occ: 83%





Argus Self Storage Advisors 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.