

Self Storage Investment Opportunity



KO Storage



711 E. College Dr. &
207 E. Prosser Rd.
Cheyenne, WY 82007

Presented by:

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LIST PRICE: Call for Offers Due: Wednesday, July 23rd

INVESTMENT HIGHLIGHTS

- **Established Physical Occupancy with Operational Upside** The portfolio boasts an average physical occupancy of 86%, offering solid in-place cash flow with immediate potential to push toward stabilized levels and drive economic occupancy.
- **Diverse Revenue Mix and Strong Economic Performance:** With 557 total units and a blend of self-storage and warehouse/office space, the portfolio generates nearly \$715K in effective gross income annually—demonstrating strong rent collections and ancillary revenue streams.
- **Strategic Location within Growing Cheyenne Submarket** Positioned in a stable, growing market with strong housing occupancy and above-average household income (up to \$85,741 avg within a 5-mile radius).

PROPERTY DETAILS

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|-------------------------|--------|
| Storage RSF: | 76,730 |
| Office/Whs. RSF: | 2,625 |
| Units: | 557 |
| Current Occ.: | 86% |



