

Self Storage Investment Opportunity



Attic Storage Peculiar

11200 Bradley's Parkway
Peculiar, MO 64078

LIST PRICE: \$7,500,000

INVESTMENT HIGHLIGHTS

- Located in the Southeast corner of the Kansas City, MO Metro
- High-quality Class A construction with fully fenced and gated perimeters
- On-site leasing office providing full-time customer service
- Recently expanded and in final phase of full lease-up
- High profile location within local community
- 2.5% T 12 Average Monthly Increase in Revenues

PROPERTY DETAILS

Drive Up Rentable SF:	69,600
CC Rentable SF:	14,500
Boat/RV Rentable SF:	<u>11,880</u>
	103,230
Drive Up Units:	281
CC Units:	157
Boat/RV Units:	<u>28</u>
	466
Acres:	4.92

Presented by:

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