

Self Storage Investment Opportunity



LakeSide Storage

640 W. Garfield Ave.
Sterling, KS 67579

LIST PRICE: \$750,000

INVESTMENT HIGHLIGHTS

- 15,500 RSF drive-up storage plus 8,400 SF parking
- 2.65 -acre site with room for expansion
- Value-add opportunity with lease-up and expansion
- Only fenced and gated facility in the area
- Strong nearby employment and student base
- High-quality construction and cleanliness sets it apart from competitors
- Strategically positioned near KMW Ltd.'s corporate HQ and two local lakes in a business-friendly rural economy
- Partial property tax rebate under Neighborhood Revitalization Program (NRP)
- Click [HERE](#) for drone video

PROPERTY DETAILS

RSF:	23,900
Drive Up Units:	125
Boat/RV Units:	<u>15</u> 140
Acres:	2.65
Year Built:	2022
Expansion Land:	Yes

Presented by:

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