

Self Storage Investment Opportunity



LakeSide Storage

640 W. Garfield Ave.
Sterling, KS 67579

LIST PRICE: \$875,000

INVESTMENT HIGHLIGHTS

- 24,600 RSF with drive-up access
- 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

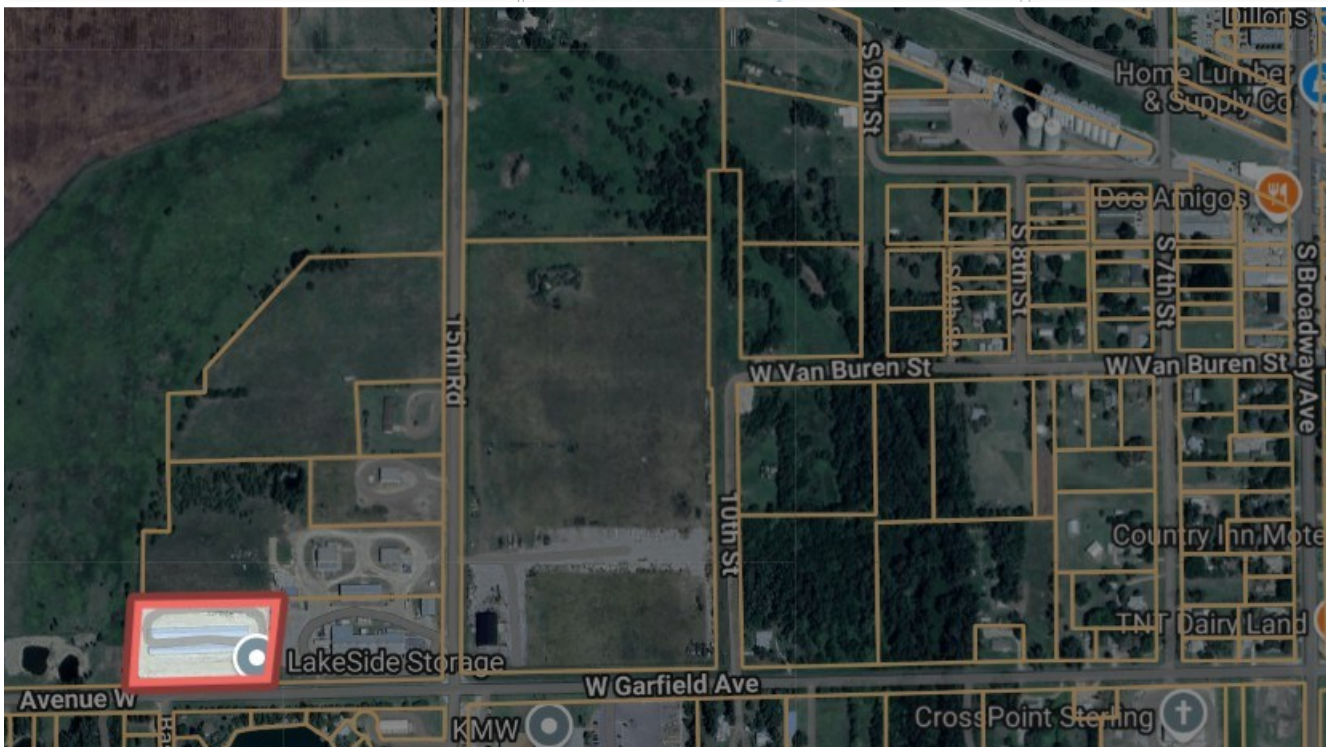
RSF:	24,600
Total Units:	143
Acres:	2.65
Year Built:	2022
Expansion Land:	Yes

Presented by:

**LARRY GOLDMAN, CCIM &
DEREK ARNOLD**

Goldman Investment Advisors
913-707-9030 / lgoldman@selfstorage.com
913-575-4790 / derek@selfstorage.com





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