

Self Storage Investment Opportunity



Diamond Storage

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Cheyenne, WY 82001

Presented by:

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LIST PRICE: \$3,950,000 - Call for Offers Due 9/9/25

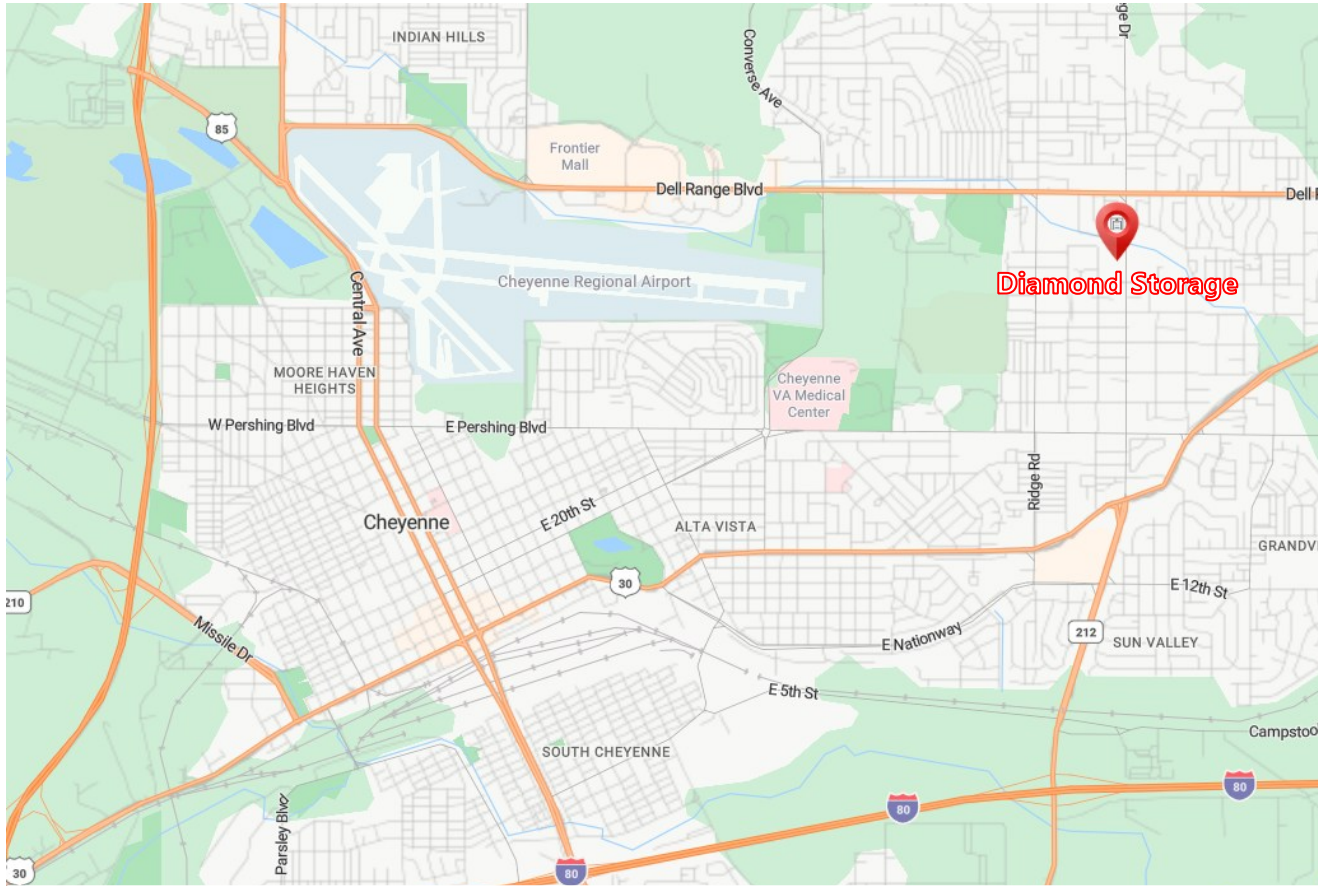
INVESTMENT HIGHLIGHTS

- **Lease-Up Opportunity:** With current physical occupancy at just 54% across self storage, commercial, and parking units, the property offers a clear path to stabilization and substantial NOI growth.
- **Rent Growth Potential:** In-place rental rates remain below those of comparable facilities, creating a near-term opportunity to increase revenue through strategic rate adjustments while staying within submarket thresholds.
- **Diversified Revenue Streams:** The asset generates income from 345 self storage units, 15 commercial tenants, 26 parking spaces and a cell tower lease, offering stability and risk mitigation through tenant and use-type diversification.
- **Tax-Advantaged Environment:** Situated in Wyoming, a state with no personal or corporate income tax, the property offers a favorable investment climate for both individual and institutional capital.

PROPERTY DETAILS

Storage RSF:	42,350
Parking RSF:	5,200
Commercial RSF:	11,020
Units:	386
Current Occ.:	54%





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.