

Self Storage Investment Opportunity



Georgia Street Climate Control Storage

624 S Georgia Street
Pine Bluff, AR 71601

Presented by:

**LARRY GOLDMAN, CCIM &
DEREK ARNOLD**

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

LIST PRICE: \$600,000

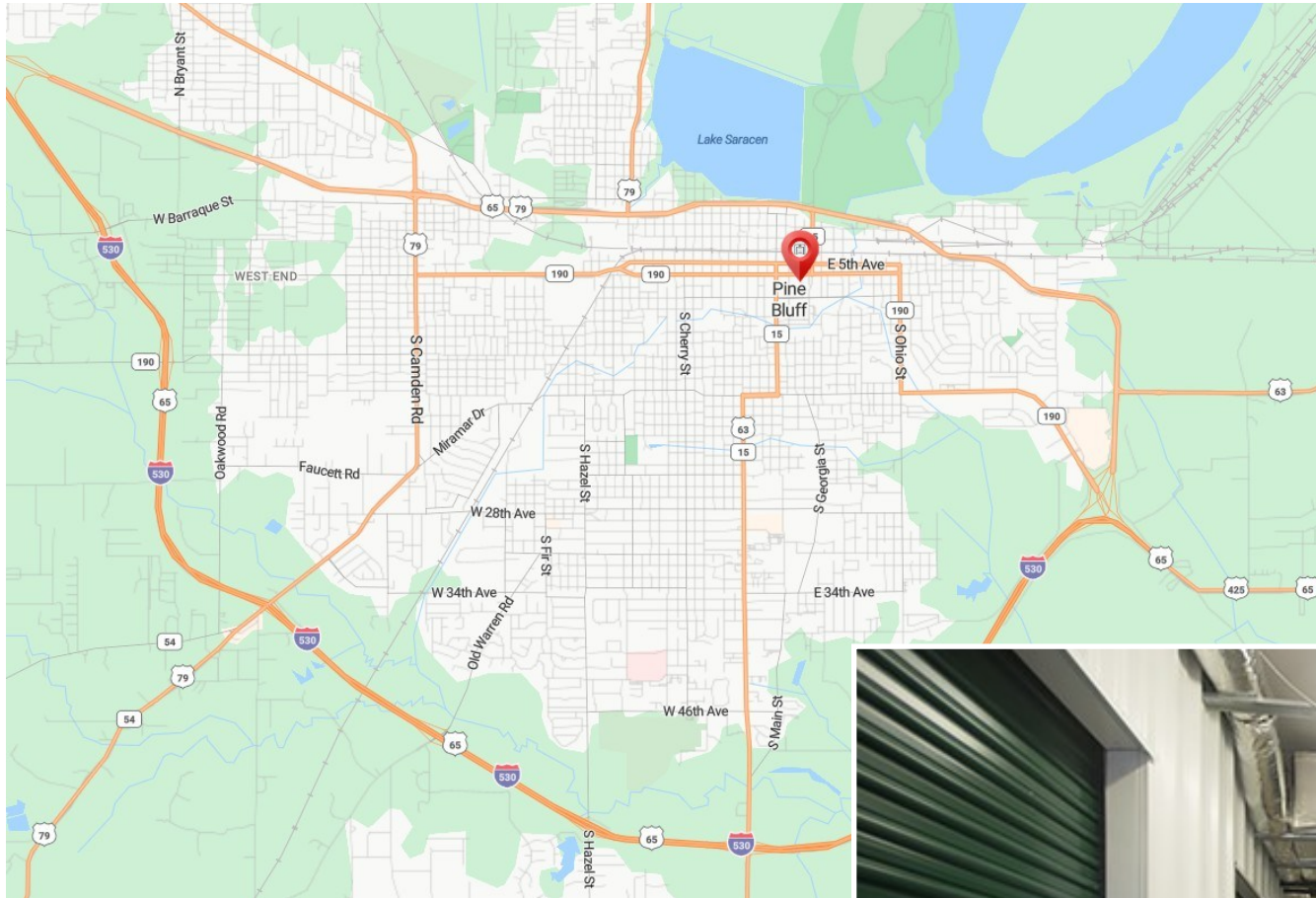
INVESTMENT HIGHLIGHTS

- Strong historic economic occupancy
- Well lit facility equipped with keypad access and security cameras
- Adjacent Land Available for facility expansion
- Central business district
- Less than 3 miles from the University of Arkansas Pine Bluff and less than 1 mile from the Pine Bluff Civic Center

PROPERTY DETAILS

RSF:	9,200
Total Units:	76
Acre:	0.60
Year Built:	1999
Physical Occ.:	73%





Argus Self Storage Advisors and Goldman Investment Advisors have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.