

Self Storage Investment Opportunity



Storage W

300 W. 29th St.
South Sioux City, NE 68776

Presented by:

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LIST PRICE: \$495,000

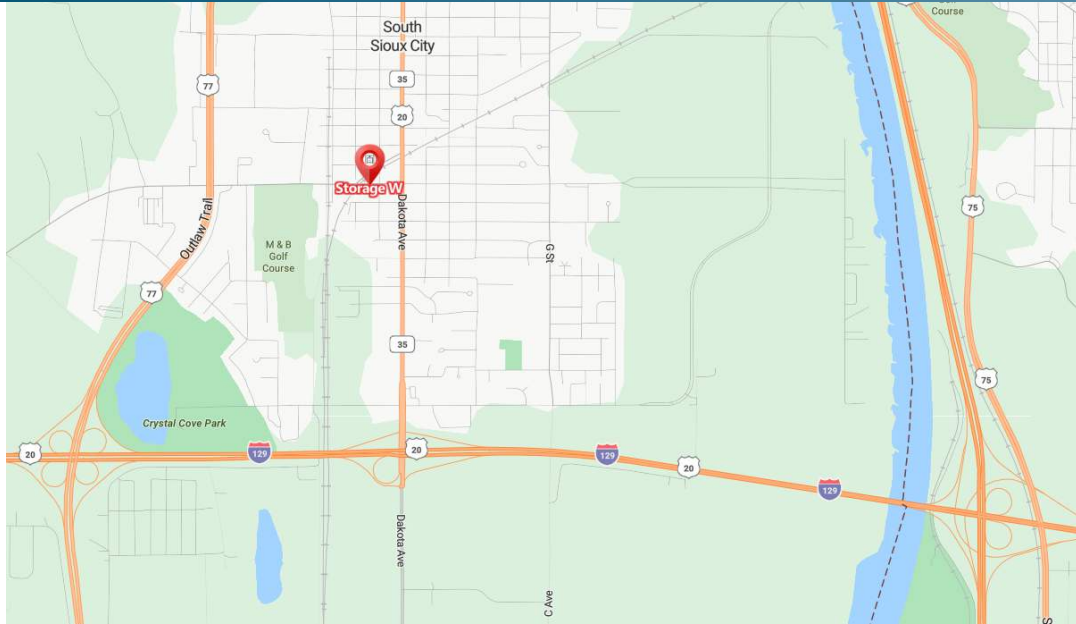
INVESTMENT HIGHLIGHTS

- **Mom and pop ownership with revenue growth potential** - Facility operates at high physical occupancy but lags on economic occupancy, creating immediate upside through revenue stabilization
- **Below-market rental rates** - No formal rate management strategies in place, and current rents trail competing facilities in the market, leaving room for meaningful increases
- **Strong cashflow with scalable upside** - Property generates stable current income, with proforma growth supported by occupancy optimization and NOI expansion
- **Strategic location in growing community** - excellent visibility and access to both residential and commercial customers, supported by strong demographics and household incomes

PROPERTY DETAILS

| | |
|-----------------------|--------|
| RSF: | 11,000 |
| Units: | 53 |
| Acres: | .99 |
| Physical Occ.: | 96% |





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