## Self Storage Investment Opportunity



### 8th Street Storage

865 W. Moreno Ave. Colorado Springs, CO 80905

Presented by:

# BEN VESTAL, COLE CAROSELLA & MATTHEW COX

Argus Self Storage Advisors 303-317-6469 / bvestal@argus-realestate.com 720-909-8602 / cole@argus-realestate.com 720-909-8605 / matthew@argus-realestate.com **LIST PRICE:** \$3,500,000

Call for Offers - Due November 11, 2025

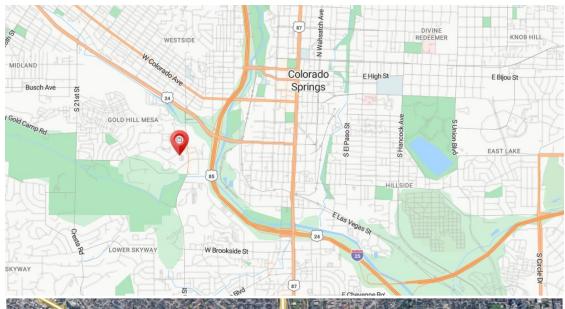
#### **INVESTMENT HIGHLIGHTS**

- Locally operated self-storage property with significant upside
- Strong in-place occupancy and cash flow
- Traditional drive-up product
- High growth Colorado Springs market

### **PROPERTY DETAILS**

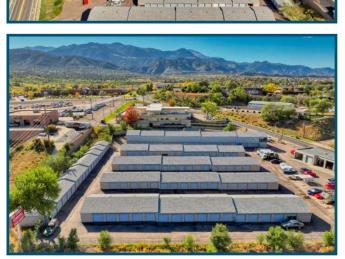
Storage RSF: 37,120
Parking SF: 4,200
Storage Units: 262
Parking Units: 21
Acres: 2.2
Built: 1985
Physical Occ. 92%











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.