

Self Storage Investment Opportunity



8th Street Storage

865 W. Moreno Ave.
Colorado Springs, CO 80905

Presented by:

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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%



