

# Self Storage Investment Opportunity



## Attic Storage Pleasant Hill

3501 Short Road  
Pleasant Hill, MO 64080

**LIST PRICE: \$6,500,000**

### INVESTMENT HIGHLIGHTS

- Located in the Southeast corner of the Kansas City, MO Metro
- High-quality Class A construction with fully fenced and gated perimeters
- On-site leasing office providing full-time customer service
- Recently expanded and in final phase of full lease-up
- High profile location within local community
- 2.4% T 12 Average Monthly Increase in Revenues

### PROPERTY DETAILS

|                       |               |
|-----------------------|---------------|
| Drive Up Rentable SF: | 48,800        |
| CC Rentable SF:       | <u>30,827</u> |
|                       | <b>79,627</b> |
| Drive Up Units:       | 230           |
| CC Units:             | <u>179</u>    |
|                       | <b>409</b>    |
| Acres:                | 6             |

Presented by:

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