

Self Storage Investment Opportunity



Space Rental

1115 E 8th St N
Newton, IA 50208

1111, 1121 & 1209 E 8th St N
Newton, IA 50208

1715 1st Ave W
Newton, IA 50208

Presented by:

**NATHAN GOTTLIEB, ALEX IHRKE,
TOM FLANNIGAN & MATT HAUGEN**

Area CRE Services - Broker of Record: Keller
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb & Alex Ihrke
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LIST PRICE: \$2,500,000

INVESTMENT HIGHLIGHTS

- **Strong In-Place Performance:** Portfolio is currently 90% occupied, providing immediate income stability and proven tenant demand.
- **Prime Location:** Conveniently positioned along the Interstate 80 corridor, offering excellent access to both Des Moines and Iowa City and serving a wide regional customer base.
- **Operational Upside:** Opportunity to enhance performance through professional management, modern software, and digital marketing to improve efficiency and visibility.
- **Additional Income Streams:** Portfolio includes two Newton, Iowa locations with additional income generated from outdoor parking, an on-site residence, and billboard signage.
- **Offered Below Replacement Cost:** Priced attractively at approximately \$35 per rentable square foot, providing significant value compared to new construction costs in today's market.

PROPERTY DETAILS

Storage RSF	71,188
Total Units:	320
Acreage:	7.93



