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 612-930-6614 / nathan@selfstorage.com 612-394-7553 / alex@selfstorage.com

LIST PRICE: \$2,500,000

INVESTMENT HIGHLIGHTS

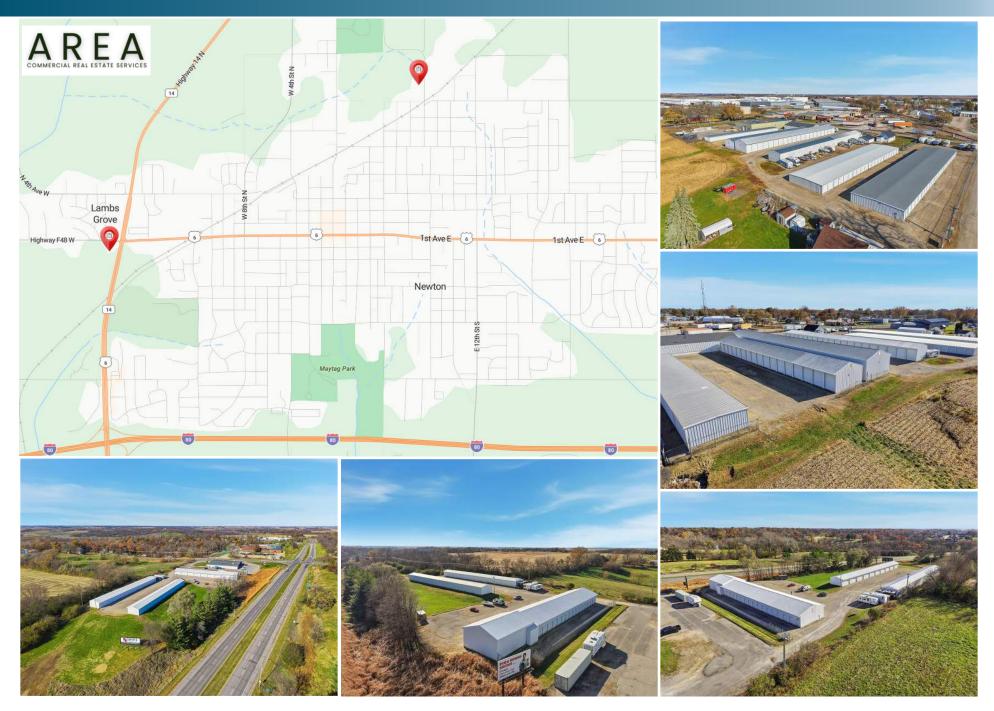
- **Strong In-Place Performance:** Portfolio is currently 90% occupied, providing immediate income stability and proven tenant demand.
- **Prime Location:** Conveniently positioned along the Interstate 80 corridor, offering excellent access to both Des Moines and Iowa City and serving a wide regional 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







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