

Self Storage Investment Opportunity



Chuck & Andy's Big Units



130 N Beaverdale Road
West Burlington, IA 52655

Presented by:

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LIST PRICE: \$875,000

INVESTMENT HIGHLIGHTS

- **Strong, Stabilized Performance:** The facility maintains a solid 84% occupancy, generating consistent cash flow with room for upside through continued lease-up, strategic rent growth, and operational enhancements.
- **Recent Rent Growth Implementation:** Ownership initiated targeted rate increases at the end of 2025, positioning the new owner to capture the resulting revenue uplift.
- **Versatile Unit Mix:** Offering 124 drive-up units and outdoor parking spaces in a range of sizes, the property accommodates both residential and commercial storage needs.
- **Secure & Well-Lit Property:** Equipped with perimeter fencing for outdoor storage, exterior lighting, and a comprehensive camera system, the facility provides a safe storage experience for tenants.
- **Quality, Long-Lasting Construction:** Durable steel and concrete block buildings ensure low maintenance costs and lasting asset value.

PROPERTY DETAILS

Storage RSF	16,912
Total Units:	124
Acreage:	2.03
Year Built:	1978-1979, 1987, 1998



