

# 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**

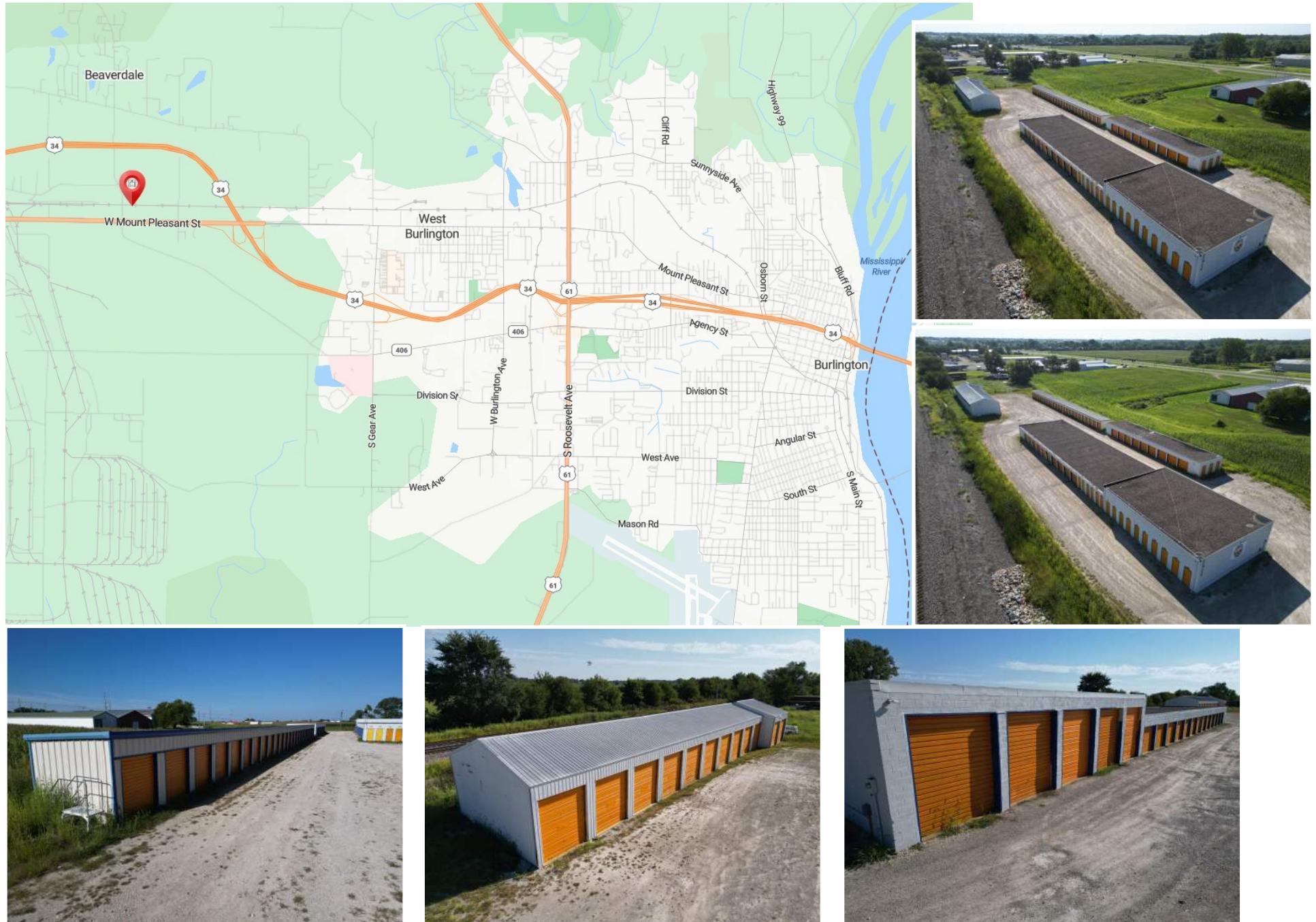
### INVESTMENT HIGHLIGHTS

- 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





Argus Self Storage Advisors and Area CRE have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.