Self Storage Investment Opportunity



Chuck & Andy's Big Units



130 N Beaverdale Road West Burlington, IA 52655

Presented by:

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

Lead Agent: Alex Ihrke Direct: 612-394-7553 alex@selfstorage.com **LIST PRICE: \$925,000**

INVESTMENT HIGHLIGHTS

- Strong, Stabilized Performance: The facility maintains a solid 84% occupancy, with most
 vacancy attributed to outdoor parking spaces. Existing cash flow, combined with meaningful
 upside through remaining lease-up and rent optimization, presents an attractive investment
 opportunity.
- **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: With exterior lighting and a comprehensive camera surveillance system, the facility ensures a secure operating environment and has experienced no security breaches in over five years.
- Quality, Long-Lasting Construction: Durable steel and concrete block buildings ensure low maintenance costs and lasting asset value.

PROPERTY DETAILS

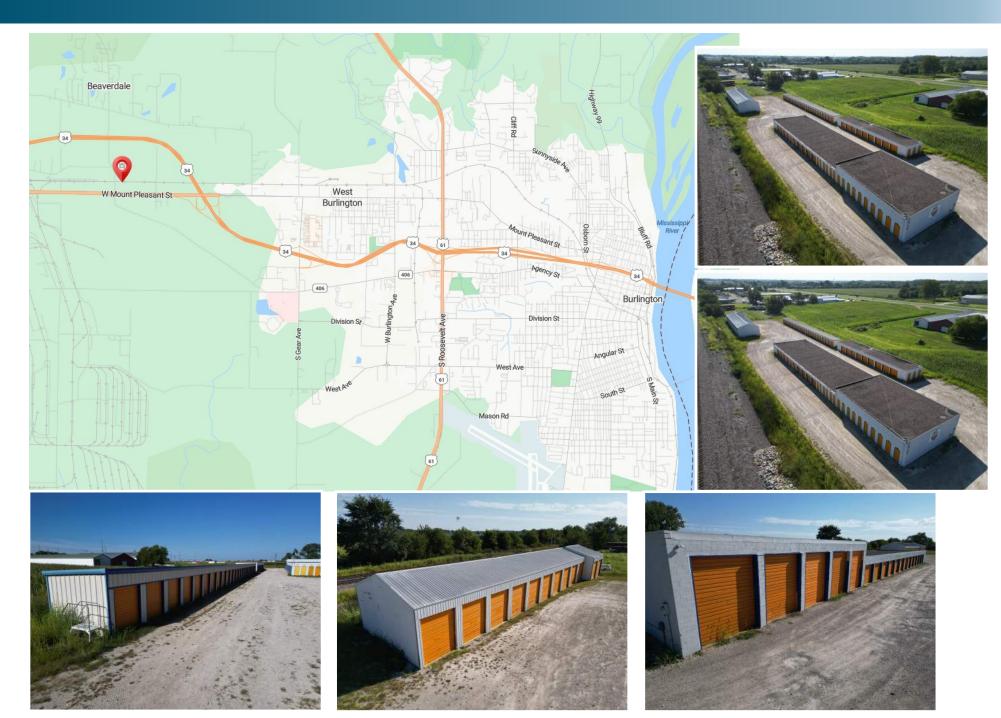
Storage RSF 16,912

Total Units: 124

Acreage: 2.03

Year Built: 1978-1979, 1987, 1998





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