

# Self Storage Investment Opportunity



## Legacy Self Storage



1107 E. 10th St.  
Carrollton, MO 64633

**LIST PRICE: \$400,000**

### INVESTMENT HIGHLIGHTS

- Historically high occupancy in Carrollton providing a great opportunity for expansion in growing community
- 12 units totaling 3,000 SF on 8.78 acres
- Plenty of surrounding land to expand including a 30x100 pad that is cut & ready to grade
- 24 hour availability

### PROPERTY DETAILS

RSF: 3,000  
Units: 12  
Acres: 8.78



Presented by:

**LARRY GOLDMAN, CCIM &  
DEREK ARNOLD**

Goldman Investment Advisors

913-707-9030 / lgoldman@selfstorage.com

913-575-4790 / derek@selfstorage.com

