

Self Storage Investment Opportunity



Steve's Self Storage

4744 West US Highway 70
Thatcher, AZ 85552

Presented by:

DARSH DESAI

The Gorden Group

☎ (701) 405-3665

✉ darsh@gorden-group.com



Broker of Record:

Arizona- Keller Williams Realty East Valley - BR553910000

Nevada- The Gorden Company, LLC - B.1002118

Utah- KW Utah Realtors Keller Williams - 13913266-AB00

LIST PRICE: \$925,000

INVESTMENT HIGHLIGHTS

- Seller Financing Available
- Stabilized, High-Occupancy Storage Asset with Immediate Value-Add Opportunities
- Prime Highway 70 Location with Excellent Visibility and Access
- Multiple Income Streams Beyond Traditional Storage
- Owner-Operator or Onsite Living Opportunity with 2bd/1ba Apartment and Workshop

PROPERTY DETAILS

| | |
|--------------|--------|
| Parcel Size | 67,954 |
| Rentable SF: | 12,982 |
| Total Units: | 91 |



