

Self Storage Investment Opportunity



D&S Self Storage

3759 Lafayette Road
Evansdale, IA 50707

Presented by:

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Williams Realty Integrity Lakes

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LIST PRICE: \$580,000

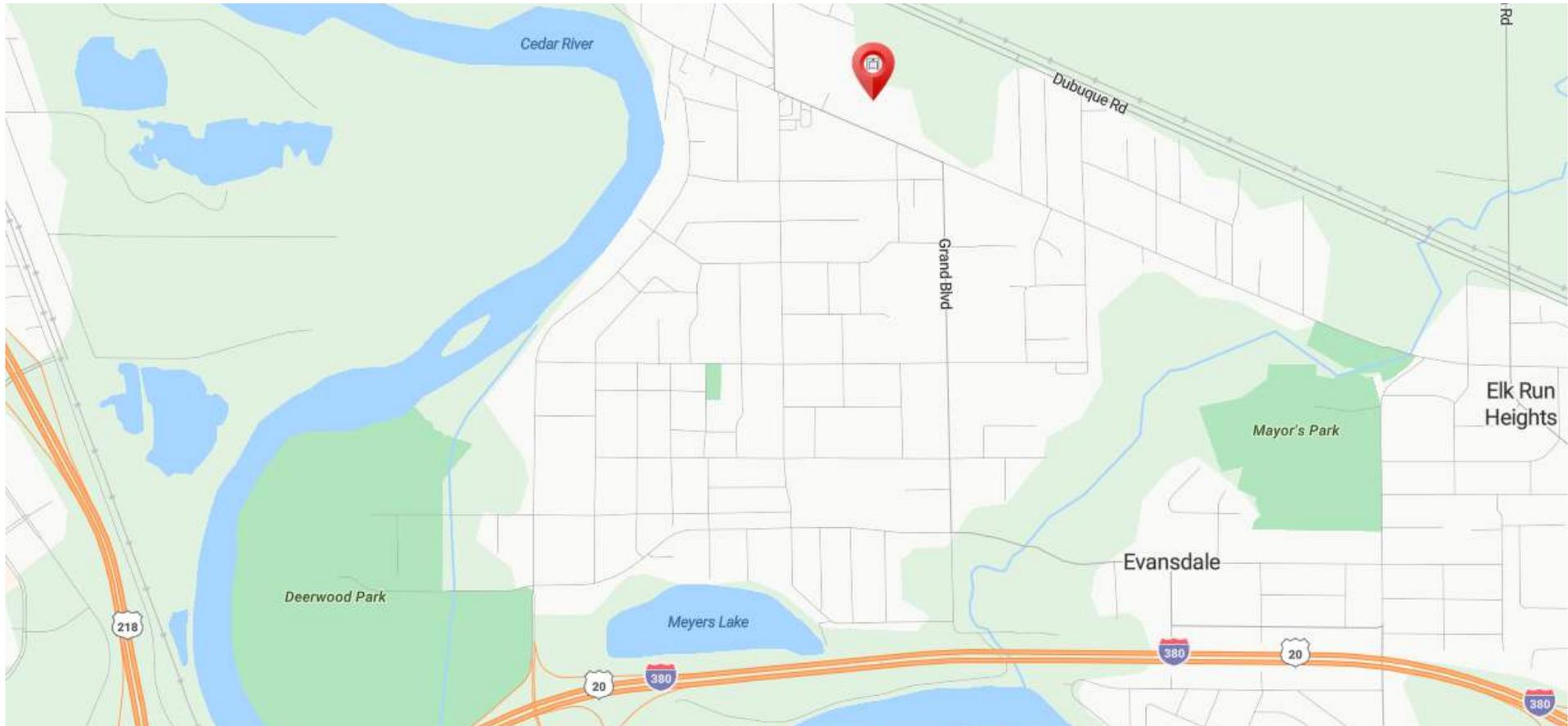
INVESTMENT HIGHLIGHTS

- **Stabilized Cash Flow:** 11,800 RSF across 71 units with ~94% occupancy, offering immediate income and upside through future rent growth.
- **High Visibility, Low Customer Acquisition Cost:** Strong occupancy achieved with zero advertising spend due to excellent frontage along a high-traffic roadway.
- **Expansion Potential:** Opportunity to add another building, modular units, or expand outdoor parking to drive additional revenue.
- **Modern, Low-Maintenance Facility:** Built in 2012 with steel exterior, concrete pavement, full fencing, and keypad gate access.
- **Strong Cedar Valley Location:** Evansdale near Waterloo benefits from a diverse regional economy supporting steady storage demand.

PROPERTY DETAILS

Storage RSF	11,800
Total Units:	71
Acreage:	1.25
Year Built:	2012





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.