

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Storage On Self Storage Portfolio



2025 1st Avenue  
2300 4th Avenue  
505 18th Avenue  
Greeley, CO 80631

Presented by:

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**LIST PRICE: Unpriced - Offers Due: Tuesday, March 24th**

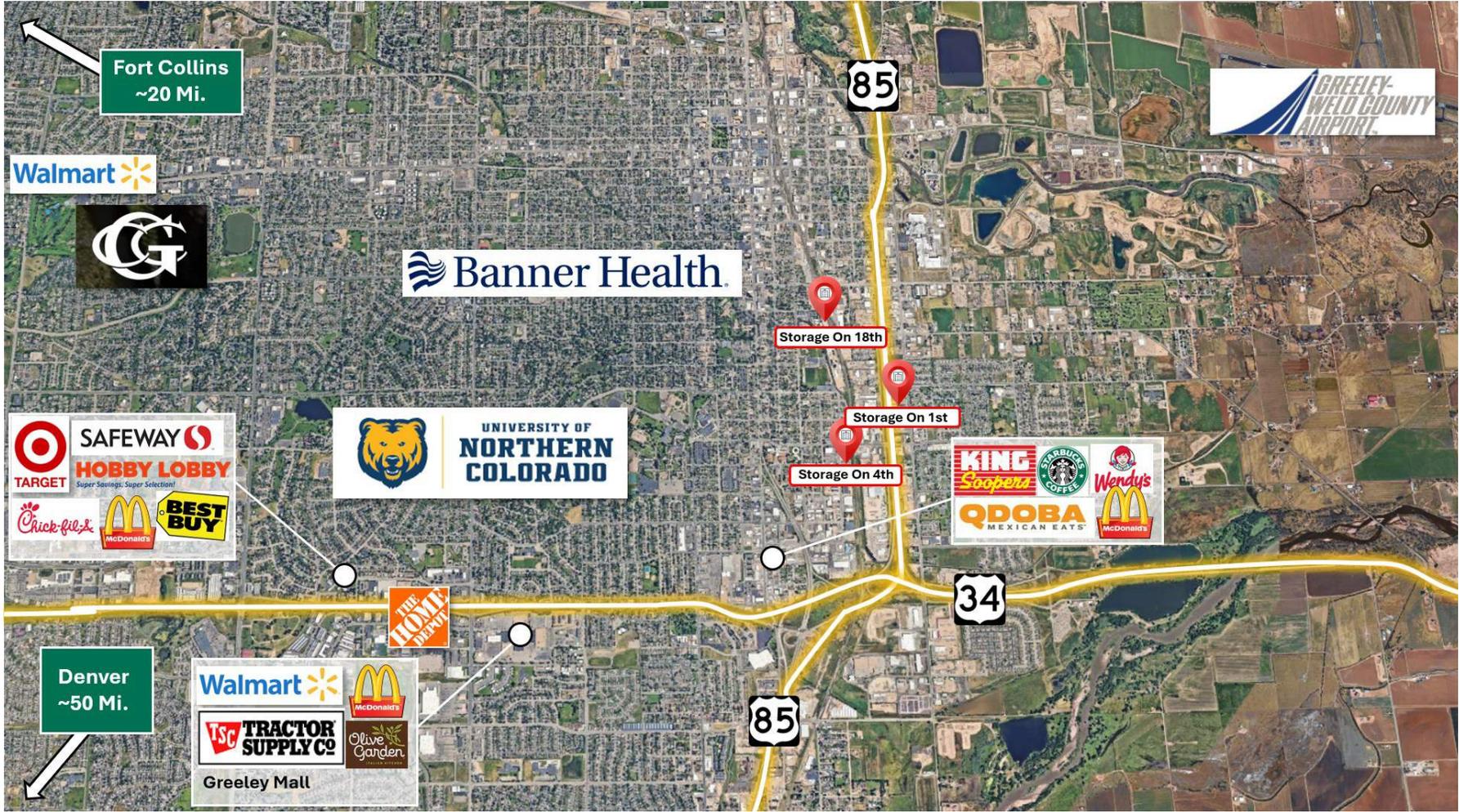
### INVESTMENT HIGHLIGHTS

- Opportunity to acquire a three-property self storage portfolio in Greeley, CO offering immediate scale and operational efficiencies across a single trade area
- Mom-and-pop owner managed portfolio presents immediate upside through implementation of professional management
- Limited operational oversight has contributed to declining occupancy – currently at 53% - creating a clear lease up opportunity for a new owner to drive occupancy toward submarket benchmarks materially improving cashflow
- Expansion potential at Storage on 18th provides a future growth opportunity through construction of additional climate controlled units to capture evolving customer demand

### PORTFOLIO DETAILS

<b>Storage RSF:</b>	59,036
<b>Parking SF:</b>	5,250
<b>Storage Units:</b>	496
<b>Parking Spaces:</b>	43
<b>Portfolio Occ.</b>	53%





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