

# Self Storage Investment Opportunity



## Abundant Storage

310 Cunningham Rd.  
Mesilla Park, NM 88047

Presented by:

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**LIST PRICE: \$2,600,000—Proposed Owner Financing**

### INVESTMENT HIGHLIGHTS

- Located in Mesilla Park, NM, Doña Ana County
- Excellent road frontage on S. Main Street with access to I-10
- ~2 miles from New Mexico State University
- Metal buildings, storage containers and RV storage
- 24-hour access, electronic gate/security cameras, and on-site management
- Excess land for expansion

### PROPERTY DETAILS

<b>Storage NRSF:</b>	15,420
<b>Parking SF:</b>	19,200
<b>Storage Units:</b>	148
<b>Parking Units:</b>	64
<b>Acres:</b>	3.14
<b>Built:</b>	2017
<b>Physical Occ.:</b>	80%
<b>Expansion Land:</b>	Yes—2 acres



LIVINGSTON  
BROKERAGE LLC