

Self Storage Portfolio Opportunity



Midwest Self Store-It

256 W Ferris, Galesburg, IL 61401

620 Wabash Avenue, Carthage, IL 62321

236 N Bower Road, Macomb, IL 61455

Presented by:

**ALEX IHRKE , NATHAN GOTTLIEB
& TOM FLANNIGAN**

Area Storage Advisors

Licensed Under Keller Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke

612-394-7553

alex@storage-advisors.com

Broker of Record: Bruce Bahrmassel

312-518-3550 | bruce@selfstorage.com

LIST PRICE: \$1,250,000

INVESTMENT HIGHLIGHTS

- **Three-Property Portfolio with Solid Scale:** Located in Galesburg, Macomb, and Carthage, the portfolio includes about 23,700 square feet across 202 units, giving investors a well-sized presence in steady west-central Illinois communities.
- **Streamlined, Remote Management:** Supported by an established online leasing platform and Storable Edge software, the facilities offer automated operations, digital customer access, and a turnkey transition for a new owner.
- **Well-Rounded Unit Mix:** Galesburg and Macomb primarily offer drive-up units for convenient access and efficient management, while Carthage provides climate-controlled units to serve tenants.
- **Room to Grow in Galesburg:** The Galesburg property has extra land that could be used to add more units, creating an opportunity to increase income in an already established location.

PROPERTY DETAILS

PROPERTY	Galesburg	Macomb	Carthage
Acreage	.95	1.18	.41
Year Built	2005 & 2007	2017	1978
Rentable Square Feet	6,600	15,300	1,810
OCCUPANCY			
Total Units	32	110	60
Unit Occupancy	73.33%	60.00%	84.38%

