

Self Storage Investment Opportunity



J&J

Mini Storage

601 Gummow Drive
Fallon, NV 89406

Presented by:

DARSH DESAI

The Gorden Group

(701) 405-3665

darsh@gorden-group.com



Broker of Record:

Nevada- The Gorden Company, LLC - B.1002118

LIST PRICE: \$1,325,000

INVESTMENT HIGHLIGHTS

- Value-Add Opportunity – 76% current occupancy with upside through lease-up
- Owner-Managed – Opportunity to implement professional management
- Revenue Upside – Potential to increase rents and improve operations
- Regional Hub – Fallon serves as the commercial center for Churchill County

PROPERTY DETAILS

Parcel Size	85,813
Rentable SF:	24,350
Total Units:	137



