

# Self Storage Investment Opportunity



## KO Storage



711 E. College Drive  
& 207 E. Prosser Road  
Cheyenne, WY 82007

Presented by:

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**LIST PRICE: Call for Offers Due: Wednesday, April 22<sup>nd</sup>**

## INVESTMENT HIGHLIGHTS

- **Established Physical Occupancy with Operational Upside:** The portfolio boasts an average physical occupancy of 84%, offering solid in-place cash flow with immediate potential to push toward stabilized levels and drive economic occupancy.
- **Diverse Revenue Mix and Strong Economic Performance:** With 557 total units and a blend of self-storage and warehouse/office space, the portfolio generates nearly \$770K in effective gross income annually—demonstrating strong rent collections and ancillary revenue streams.
- **Strategic Location within Growing Cheyenne Sub-market:** Positioned in a stable, growing market with strong housing occupancy and above-average household income (up to \$89,646 avg. within a 5-mile radius).

## PROPERTY DETAILS

<b>Storage RSF:</b>	76,730
<b>Office/Whs. RSF:</b>	2,625
<b>Units:</b>	557
<b>Physical Occ.:</b>	84%





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.