

# Self Storage Investment Opportunity



## Park Place Mini Storage Inc.

55 Evelyn Ln.

Branson West, MO 65737

&

## Park Place Storage Too

585 State Hwy 76

Reeds Spring, MO 65737

Presented by:

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**LIST PRICE: \$4,900,000**

### INVESTMENT HIGHLIGHTS

- Historically Stable Occupancy History
- Room for Expansion
- Best in Class Facility
- Excellent Visibility on Missouri Hwy 13/76
- Strong Topographical Barriers to Entry

### PROPERTY DETAILS

Storage RSF: 75,896  
Parking SF: 13,570  
**89,556**

Storage Units: 237  
Parking Spaces: 53  
**290**

Acres: 5.86 Main  
2.83 Annex  
**8.69**

Year Built: 2007 | 2019

Expansion 2015-2019

Physical Occ.: 94%



