

# Self Storage Investment Opportunity



## Desert Gardens Mini Storage

13551 West Glendale Avenue  
Glendale, AZ 85307

Presented by:



### The Gorden Group

Argus Self Storage Advisors - Broker Affiliate

**Darsh Desai**

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**Broker of Record:**

Arizona- Keller Williams Realty Phoenix - LC721899000

**OFFERED AT:** Unpriced- Please connect with broker for details

### INVESTMENT HIGHLIGHTS

- Professionally Managed
- Located in High-Growth Phoenix MSA (Glendale, AZ)
- Climate-Controlled Units
- Expansion Potential- Add Buildings or Build Up
- 75% Occupancy – Immediate Value-Add Opportunity

### PROPERTY DETAILS

|                    |        |
|--------------------|--------|
| Parcel(s) Size SF: | 86,730 |
| Rentable SF:       | 53,872 |
| Total Units:       | 577    |



