

# Self Storage Investment Opportunity



## Phoenix Valley

### Mini Storage

3602 West Greenway Road

Phoenix, AZ 85053

Presented by:

**The Gorden Group**

Argus Self Storage Advisors - Broker Affiliate



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**Broker of Record:**

Arizona- Keller Williams Realty Phoenix - LC721899000

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

### INVESTMENT HIGHLIGHTS

- High Barrier-to-Entry Submarket
- Significant Value-Add Potential
- Strong Historical Occupancy Performance at 98%
- Expansion/ Development Opportunities across several parcels



### PROPERTY DETAILS

Parcel(s) Size SF:	199,573
Existing Building SF:	70,745
Existing Rentable SF:	64,286
Existing Total Units:	545



