

Self Storage Investment Opportunity



Storage on Broad



3407 E. Broad St
Texarkana, AR 71854

Presented by:

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LIST PRICE: \$700,000

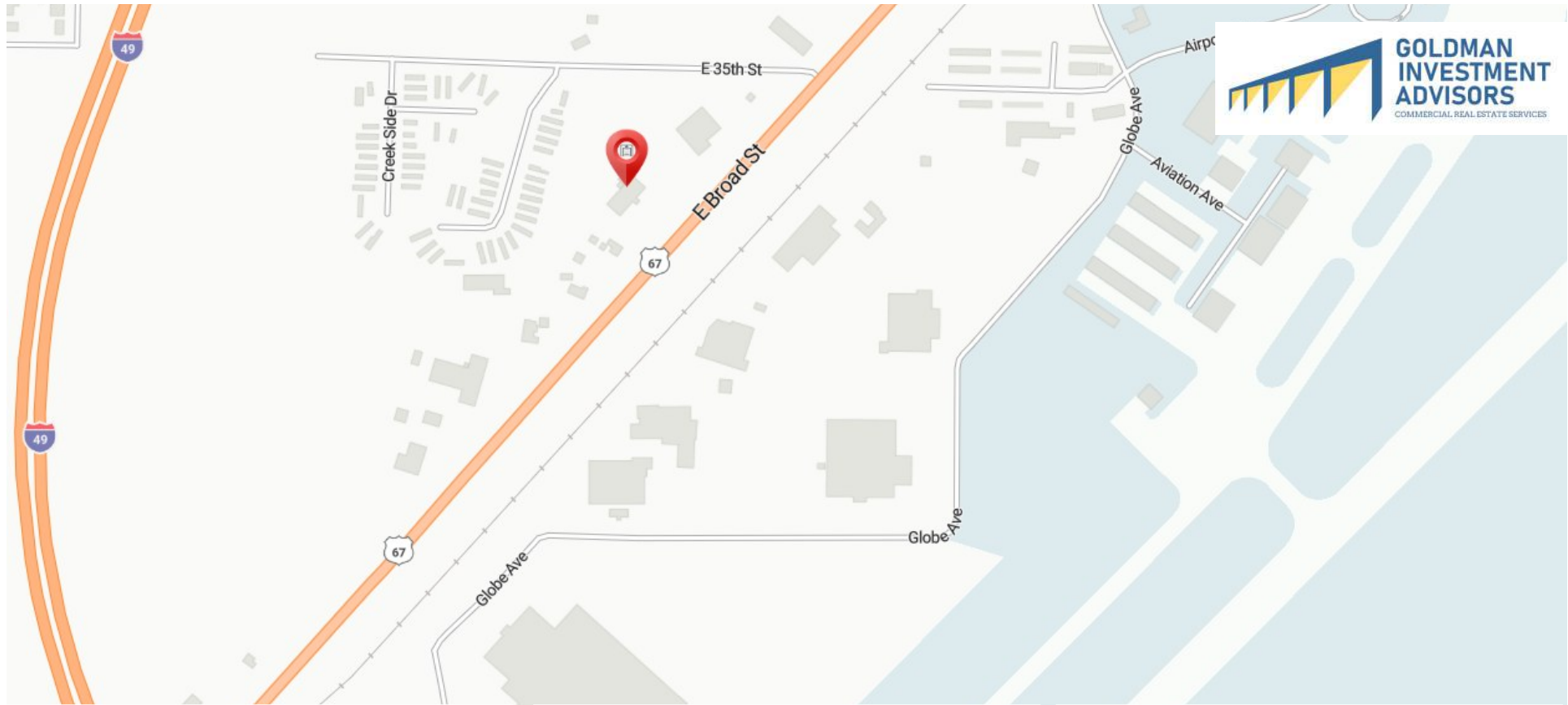
INVESTMENT HIGHLIGHTS

- Value-add opportunity set up for remote management
- Includes 0.5 acres for additional expansion
- Seller is open to creative financing offers
- Prominent frontage on Broad Street – one of Texarkana’s primary commercial corridors
- Excellent condition with no deferred maintenance or near-term capital expenditure requirements

PROPERTY DETAILS

Climate Control RSF:	5,635
Boat/RV SF:	<u>12,880</u>
	18,515
Climate Control Units:	81
Boat/RV Spaces:	<u>42</u>
	122
Acreage:	2.26
Year Built:	1963
Expansion:	2023
Physical Occ.:	32%
Land for Expansion:	Yes, ~0.5 Acres





Argus Self Storage Advisors and Goldman Investment Advisors have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.