

# Self Storage Investment Opportunity



## Cactus Storage

10264 Interstate 8 Frontage Road

Yuma, AZ 85365

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:** \$3,000,000

### INVESTMENT HIGHLIGHTS

- Value-Add Opportunity with 74% Occupancy
- Multiple Income Streams in Place
- Expansion Potential
- Strong Seasonal & Military Demand
- Scalable for Small to Mid-Size Operators

### PROPERTY DETAILS

Parcel(s) Size SF:	236,966
Existing Building SF:	24,030
Existing Rentable SF:	83,032
Existing Total Units:	354



