

Self Storage Investment Opportunity



A-1

Self Storage

782 N Grayson Pkwy

Blanding, UT 84511

Presented by:



The Gorden Group

Argus Self Storage Advisors - Broker Affiliate

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Broker of Record:

Utah- KW Utah Realtors Keller Williams- 5505636-CN00

OFFERED AT: \$372,000

INVESTMENT HIGHLIGHTS

- Strong In-Place Cash Flow with 97% Occupancy
- Regional Trade Area
- Expansion Potential
- Limited Competition with Strong Barrier to Entry
- Gateway to Outdoor Recreation

PROPERTY DETAILS

Parcel(s) Size SF:	108,900
Existing Building SF:	15,189
Existing Rentable SF:	15,189
Existing Total Units:	120



