

Self Storage Investment Opportunity



Block Space Solutions



100 Illinois Street
Hot Springs, AR 71901

Presented by:

**LARRY GOLDMAN, CCIM &
DEREK ARNOLD**

Goldman Investment Advisors
913-707-9030 | lgoldman@selfstorage.com
913-575-4790 | derek@selfstorage.com

LIST PRICE: \$475,000

INVESTMENT HIGHLIGHTS

- 10,800 RSF on 0.78 acres
- Began lease-up May 2025
- Strong physical occupancy with lower in-place rents suggesting facility is ready for Existing Customer Rate Increases
- Designed for remote management
- Well maintained property equipped with new LED lighting, security cameras, electrical upgrades to main building, and automatic gate

Storage RSF:	8,500
Boat/RV SF:	<u>2,300</u>
	10,800
Units:	71
Acreage:	0.78
Year Built:	1986
Physical Occ.:	85%
Land for Expansion:	None

PROPERTY DETAILS



