

Self Storage Investment Opportunity



Block Space Solutions



100 Illinois Street
Hot Springs, AR 71901

Presented by:

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LIST PRICE: \$475,000

INVESTMENT HIGHLIGHTS

- 10,800 RSF on 0.78 Acres
- 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

PROPERTY DETAILS

Storage RSF:	8,500
Boat/RV SF:	<u>2,300</u>
	10,800
Units:	71
Acreage:	0.78
Year Built:	1986
Physical Occ.:	78%
Land for Expansion:	None



