

West Greeley Self Storage

1215 95th Avenue, Greeley, CO 80634

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: Call for Offers Due - September 22, 2026

INVESTMENT HIGHLIGHTS

- **Stabilized, High Performing Asset** - 88% unit occupancy and 90% economic occupancy providing in place cash flow Day 1.
- **Clear Runway for Income Growth** - Upside via street rate increases, optimizing revenue implementing an ECRI strategy. No current revenue management or marketing campaign in place.
- **Strong Demographics & Institutional Validation** - High-income trade area (\$130k+3-mi HHI) with strong growth; Extra Space operating <1 mile away validates institutional demand.
- **Diverse Unit Mix** - 107,209 RSF multi-use facility featuring drive-up self-storage units and expansive RV/boat/vehicle parking

PROPERTY DETAILS

Storage RSF:	32,850
Storage Units:	346
Parking SF:	73,999
Occupancy:	88%

