

Self Storage Investment Opportunity



Apple Valley Self Storage

688 Paradise Road
Apple Valley, UT 84737

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

LIST PRICE: \$1,800,000

INVESTMENT HIGHLIGHTS

- Seller Financing Available
- Modern, Newer Construction
- Value-Add Lease-Up Opportunity
- Growing Southern Utah Market
- Owner-Managed with Operational Upside
- Strong Recreation & Tourism Demand Drivers

PROPERTY DETAILS

Parcel Size	120,225
Rentable SF:	34,000
Total Units:	254



