

# Self Storage Investment Opportunity



## Santa Fe Mini Storage

2800 Sweetwater Avenue  
Bldg B

Lake Havasu City, AZ 86406

Presented by:



**The Gorden Group**

Argus Self Storage Advisors - Broker Affiliate

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**Broker of Record:**

Arizona- Keller Williams Realty Phoenix- LC721899000

**OFFERED AT:** \$945,000

### INVESTMENT HIGHLIGHTS

- Strong In-Place Cash Flow
- Value-Add Through Professional Management
- Well-Located Regional Asset
- Limited Competition & High Barriers to Entry

### PROPERTY DETAILS

|                       |        |
|-----------------------|--------|
| Parcel(s) Size SF:    | 15,682 |
| Existing Building SF: | 10,552 |
| Existing Rentable SF: | 9,710  |
| Existing Total Units: | 52     |



