Greenwater Storage - Davenport

2201 Buffalo Ave, Davenport, IA 52804

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

NATHAN GOTTLIEB
Area Storage Advisors
612-930-6614
nathan@storage-advisors.com

TOM FLANNIGAN
Area Storage Advisors
612-790-3747
tom@storage-advisors.com

ALEX IHRKE
Area Storage Advisors
612-394-7553
alex@storage-advisors.com

LIST PRICE: $1,550,000

INVESTMENT HIGHLIGHTS

- **High occupancy supports immediate rate increases:** The facility has strong occupancy, and every large unit is leased. In-place rents sit below nearby competitors across the core unit sizes, so an operator can raise street rates and existing-tenant rates from day one.
- **Set up for remote management:** The facility is fully fenced and gated, with a new motor for the automatic gate, a keypad, and upgraded camera software. Tenants rent and pay online and get access with a gate code.
- **Local boots on the ground:** A local maintenance contact already handles cleanouts, unit turns, and on-site projects. A buyer gets remote efficiency without losing local support.
- **Strong, sizable trade area:** Davenport has about 101,000 residents and anchors the Quad Cities metro, home to more than 380,000 people. Households within 3 miles have an average income of $110,321, and the site has quick access to I-280, I-80 and US-61.

PROPERTY DETAILS

RSF:	28,000
Units:	172
Unit Occ.:	87%
Economic Occ.:	98%

