Anything Storage

701 Backbone Rd W, Princeton, IL 61356

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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LIST PRICE: $2,500,000

INVESTMENT HIGHLIGHTS

- **Fully Occupied, Stabilized Asset** — Anything Storage is 100% occupied by both unit count and square footage with 93% economic occupancy, giving a buyer day-one cash flow and demonstrated demand across all 212 drive-up units.
- **Embedded Revenue Upside** — The 9,200 SF warehouse is not currently producing rental income, and the facility has no tenant insurance program in place. Leasing the warehouse, adding tenant protection, and pushing rates at full occupancy offer a clear path to NOI growth for new ownership. The facility is a mom-and-pop operation and does not have a website.
- **Interstate Access & Retail Corridor** — Located just off I-80 (18,700 VPD) and minutes from State Route 26 (12,400 VPD), the property sits next to Princeton's primary retail corridor, anchored by Walmart, ALDI, Tractor Supply, Dollar General and Casey's.
- **Limited Competing Supply** — Only two competing facilities sit within roughly one mile, Frank's Mini Storage (20,100 SF) and Rentco Storage (15,928 SF). At 41,080 SF plus the warehouse and building, Anything Storage is the largest storage operator in the immediate trade area.

PROPERTY DETAILS

Rentable Square Feet	41,080
Total Units	212
Acres	7
Unit Occupancy	100%
SF Occupancy	100%
Economic Occupancy	93%
Expansion Land	Included - can add addt'l 24,000 SF drive-up units
Addt'l Improvements	9,200 SF Warehouse

