

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

U Stor Self Storage

3000 Charles Street
Rockford, IL 61108

Presented by:

BRUCE BAHRMASEL

312-518-3550

bruce@selfstorage.com

bbbahr@aol.com

COLE CAROSELLA

Argus Self Storage Advisors

720-909-8602

cole@argus-realestate.com

LIST PRICE: \$3,500,000

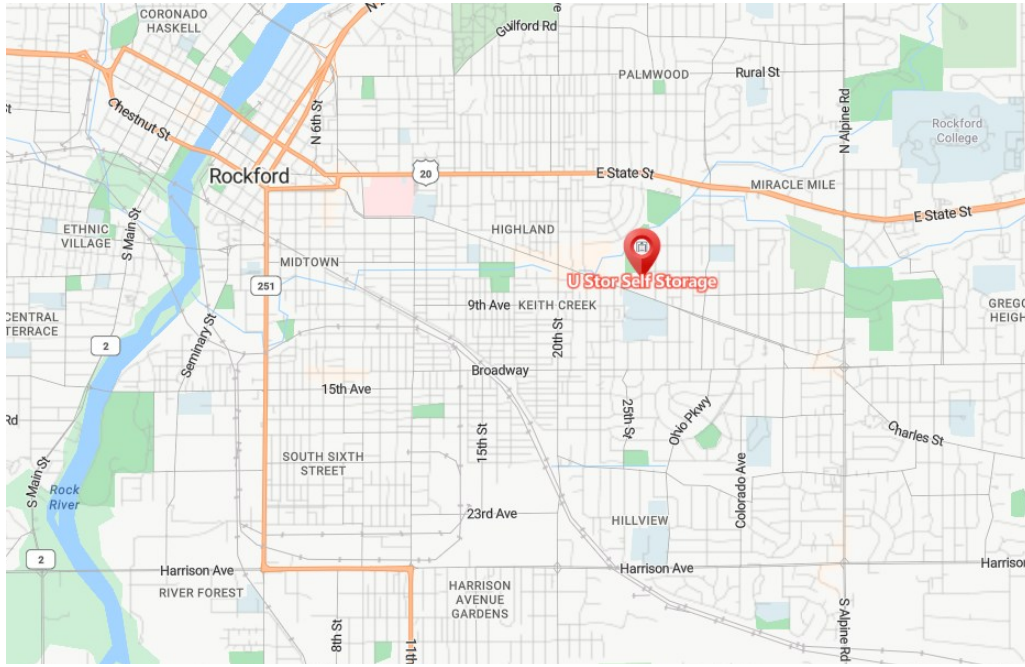
INVESTMENT HIGHLIGHTS

- Expansion land included – direct path to value/yield creation
 - 7,200 SF of existing building that could be converted, possibly to climate controlled, at minimal cost
- Strong management upside due to low in place rental rates
- Rockford is the fourth-largest city in Illinois, with a metro population of approximately 178,000 residents within a five-mile radius of the facility
- Property consists of a well-maintained storage facility with a diverse range of unit sizes, from smaller 25-square-foot spaces to larger 400-square-foot units, catering to a broad spectrum of customers
- Partial Seller Financing available

PROPERTY DETAILS

RSF Storage:	43,035
SF Parking:	2,000
Units:	353
Unit Occupancy:	84%





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