

Established Self Storage for Sale

40 minutes from Kansas City Metro



PRIMARY USE
SELF STORAGE
CONTRACTOR/INVESTOR

LOCATION
202 & 203 S. MAIN STREET
ARCHIE MO
72 UNITS - 3 BUILDINGS

YEAR BUILT
1997-2004

PRICE
\$325,000
\$4,514/UNIT

- Begin your self storage portfolio
- Value Add Opportunity
- Good Proximity to Kansas City and Harrisonville
- Easy access from 49 Hwy
- Solid Construction - Above Average Condition
- Built by current owner
- Currently 78% occupied

UNIT MIX

18 Small Units - \$30/mo - \$6,480/annual
52 Large Units - \$50/mo - \$31,200/annual
2 X-Large Units - \$100/mo - \$2,400/annual
72 Total Units - Annual Gross Income \$40,080 (100%)

Call or text:

Cherise Sedlock
Select Sites Broker



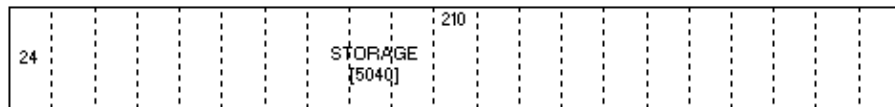
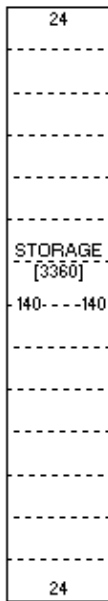
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Investment Opportunity

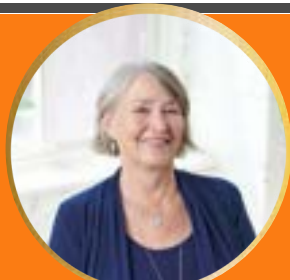


203 S Main, Archie MO

203 S Main St., Archie MO



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Investment Opportunity



E & D Self Storage Archie MO 1 of 3 Buildings

Small Units		Small Units
121		121
90		90
24		24



Call or text.

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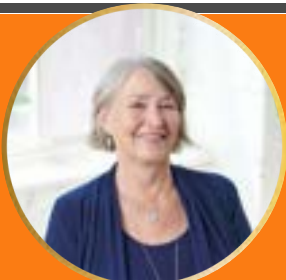


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Map - Kansas City Metro to Archie



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Site Plan



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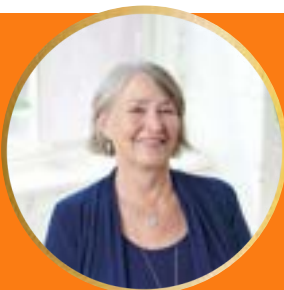


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Large & Small Units



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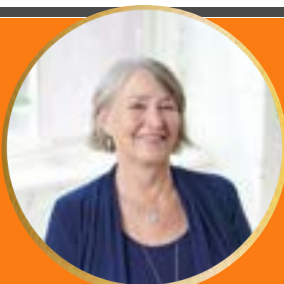
X-Large Units



X-Large Units



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