

Self Storage Investment Opportunity



Chuck & Andy's Big Units



130 N Beaverdale Road
West Burlington, IA 52655

Presented by:

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Area CRE Services - Broker of Record: Keller
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LIST PRICE: \$925,000

INVESTMENT HIGHLIGHTS

- **Strong, Stabilized Performance:** The facility maintains a solid 84% occupancy, with most vacancy attributed to outdoor parking spaces. Existing cash flow, combined with meaningful upside through remaining lease-up and rent optimization, presents an attractive investment opportunity.
- **Versatile Unit Mix:** Offering 124 drive-up units and outdoor parking spaces in a range of sizes, the property accommodates both residential and commercial storage needs.
- **Secure & Well-Lit Property:** With exterior lighting and a comprehensive camera surveillance system, the facility ensures a secure operating environment and has experienced no security breaches in over five years.
- **Quality, Long-Lasting Construction:** Durable steel and concrete block buildings ensure low maintenance costs and lasting asset value.

PROPERTY DETAILS

Storage RSF	16,912
Total Units:	124
Acreage:	2.03
Year Built:	1978-1979, 1987, 1998



