

Self Storage Investment Opportunity



Chuck & Andy's Big Units



130 N Beaverdale Road
West Burlington, IA 52655

Presented by:

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LIST PRICE: \$925,000

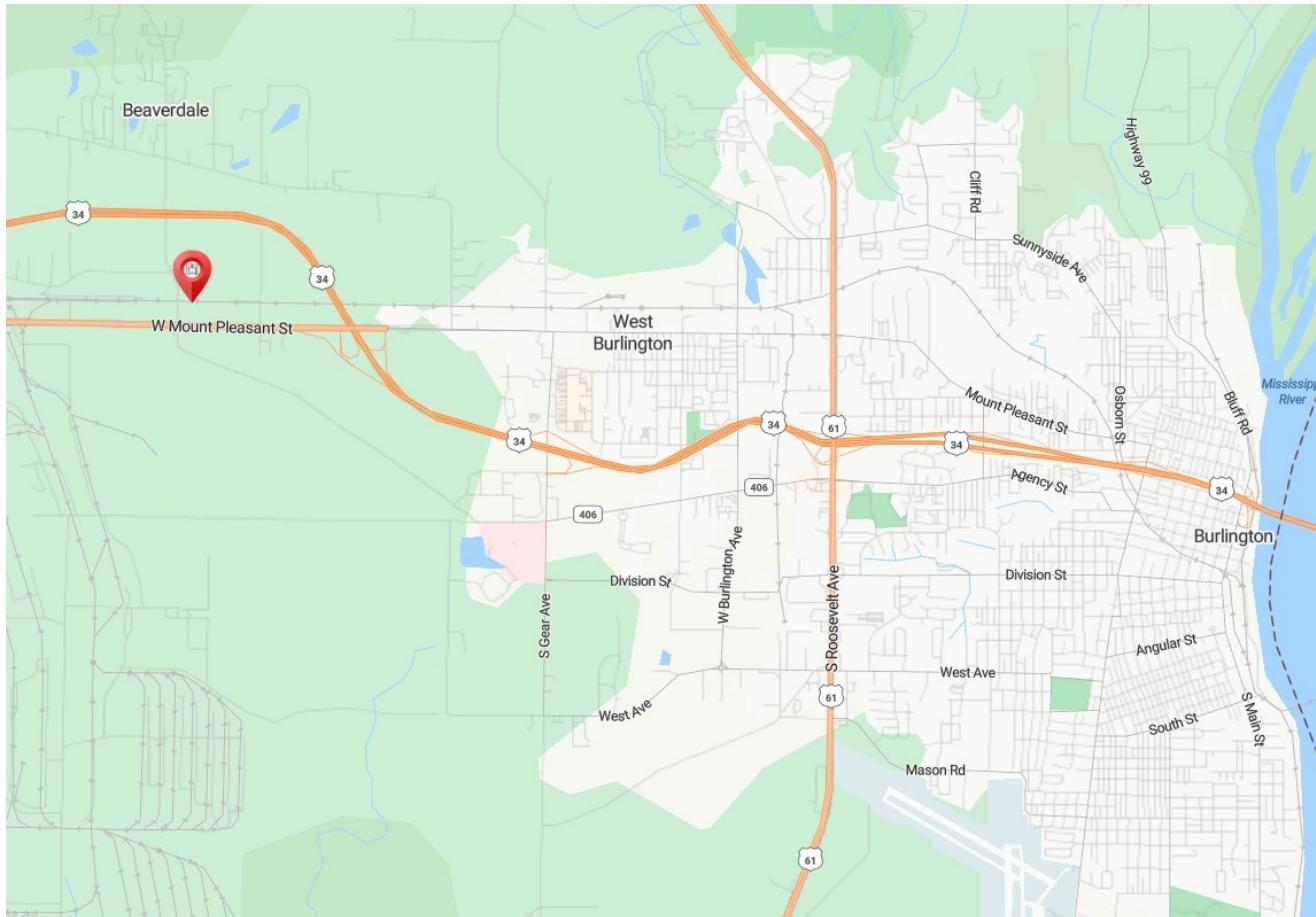
INVESTMENT HIGHLIGHTS

- 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





Argus Self Storage Advisors and Area CRE have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.