

SELF STORAGE PROPERTY



FOR SALE

850 VALLEY STREET
COLORADO SPRINGS, CO 80915

81,280 SQUARE FEET
5.54 ACRES



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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

Sale Price:	\$9,000,000.00
Building Area:	81,820 SF
Land Area:	5.54 Acres
Zoning:	I-2 CAD- AO
Class:	B

PROPERTY REVENUE

	<u>Estimated</u>	<u>Actual</u>
Annual Revenue:	\$611,658.00	\$538,020.00
Total Expenses:	\$135,036.00	\$135,036.00
Net Annual Income:	\$476,622.00	\$402,984.00

PROPERTY DESCRIPTION

81,280 Square Feet of storage space comprised of 270 8X20' Units, 119 8X40' Units, and 1 Modular Building onsite. It also has 46 RV/Outdoor storage space with total of 5.54 Acres

PROPERTY HIGHLIGHTS

- High Traffic Area on Powers & Galley Road
- Fully Fenced
- Automatic Fence
- Fully Paved



PROPERTY PHOTOS



PROPERTY MAP

