

Self Storage Investment Opportunity



Osky Quality Storage

OSKY

QUALITY STORAGE

902 Oskaloosa Road
Beacon, IA 52577

Presented by:

**NATHAN GOTTLIEB, ALEX IHRKE
& TOM FLANNIGAN**

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb
Direct: 612-930-6614
nathan@storage-advisors.com

LIST PRICE: \$1,100,000

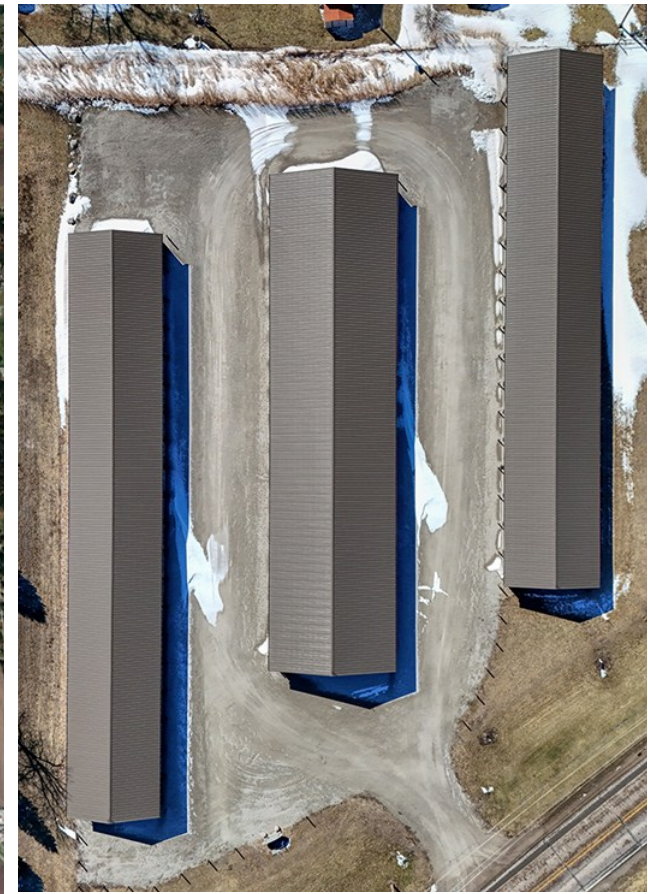
INVESTMENT HIGHLIGHTS

- **Newer Construction with Low Maintenance Profile:** Three steel buildings constructed in 2018 and 2019 offer durable, low-overhead operations with minimal near-term capital requirements, making this an efficient asset for both local and out-of-market owners.
- **Strong Organic Occupancy with Upside Remaining:** The facility is 84% occupied with no active advertising in place, meaning current performance reflects pure demand. A basic advertising program represents a direct, low-cost path to full stabilization and revenue growth.
- **Accessible Management with Local Support:** A local, boots-on-the-ground referral is available to buyers, eliminating the operational friction that often deters remote ownership.
- **Stable Iowa Demand Base:** Oskaloosa anchors Mahaska County as the regional county seat, with consistent storage demand driven by William Penn University, local manufacturing and healthcare employment, and the surrounding rural trade area.

PROPERTY DETAILS

Storage RSF	18,200
Total Units:	88
Acreage:	2.06
Year Built:	2018-2019





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.