

SELF STORAGE FACILITY \$13,600,000

FOR SALE



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Las Vegas, Nevada

PROPERTY DESCRIPTION

This is a well design 7 building storage facility located in the Sunrise Mountain area. We offer 545 leasable units with 366 of the units being temperature control. The facility has cameras covering 24 hrs. the entire property and an excellent light system and 24 hrs. music throughout the property as it helps people feel more comfortable when in the facility. There is an electronic motor gate with a keypad to control the access. The front office has a one-bedroom manager's apartment above the main office, however, the apartment is vacant and not used for management.

Self-Storage Company (Storage USA LV) in Las Vegas, NV, is dedicated to provide to the community with the most convenient, secured and clean self storage units in the Las Vegas area. We provide indoor and outdoor drive-up storage units. We also offer commercial and business storage, along with moving supplies. We work hard to maintain the cleanliness of our facility to ensure that you feel right at home.

At Storage USA LV we want exceed your expectations. Also, we have handcars available to use into the place.

AREA DESCRIPTION

Storage USA LV is strategically located at the intersection of E. Lake Mead Blvd. and North Hollywood Blvd., The property has excellent visibility with frontage on E. Lake Mead Blvd. with traffic counts of 35,000 +/- cars per day. The Sunrise Manor residential neighborhood, Storage USA LV Facility benefits from views over the Frenchman Mountains and a family-friendly suburban lifestyle. Storage USA LV sits in a reprieve from big city living as it is 6 miles from Downtown Las Vegas and 8 miles from the Las Vegas Blvd. "The Strip".

BUILDING SIZE:

Building A:	- 1 ST Floor: 8,098 S.F. - 2 ND Floor: 920 S.F. }	9,018 S.F.
Building B:		5,700 S.F.
Building C:		1,600 S.F.
Building D:		6,560 S.F.
Building E:	- 1 ST Floor: 26,298 S.F. - 2 ND Floor: 26,450 S.F. }	52,748 S.F.
Building F:		13,538 S.F.
Building G:		7,200 S.F.

TOTAL AREA PROVIDED: 96,356 S.F.

Complete Offering Memorandum Available At:
WWW.STORAGE.FORSALE

EXCLUSIVELY OFFERED BY STORAGE PROPERTY GROUP ("SPG")
A GROUP OR AFFILIATE OF NEVADA LAND COMMERCIAL REAL ESTATE INC.
("NEVADA LAND").

REV. 07/23/2024

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