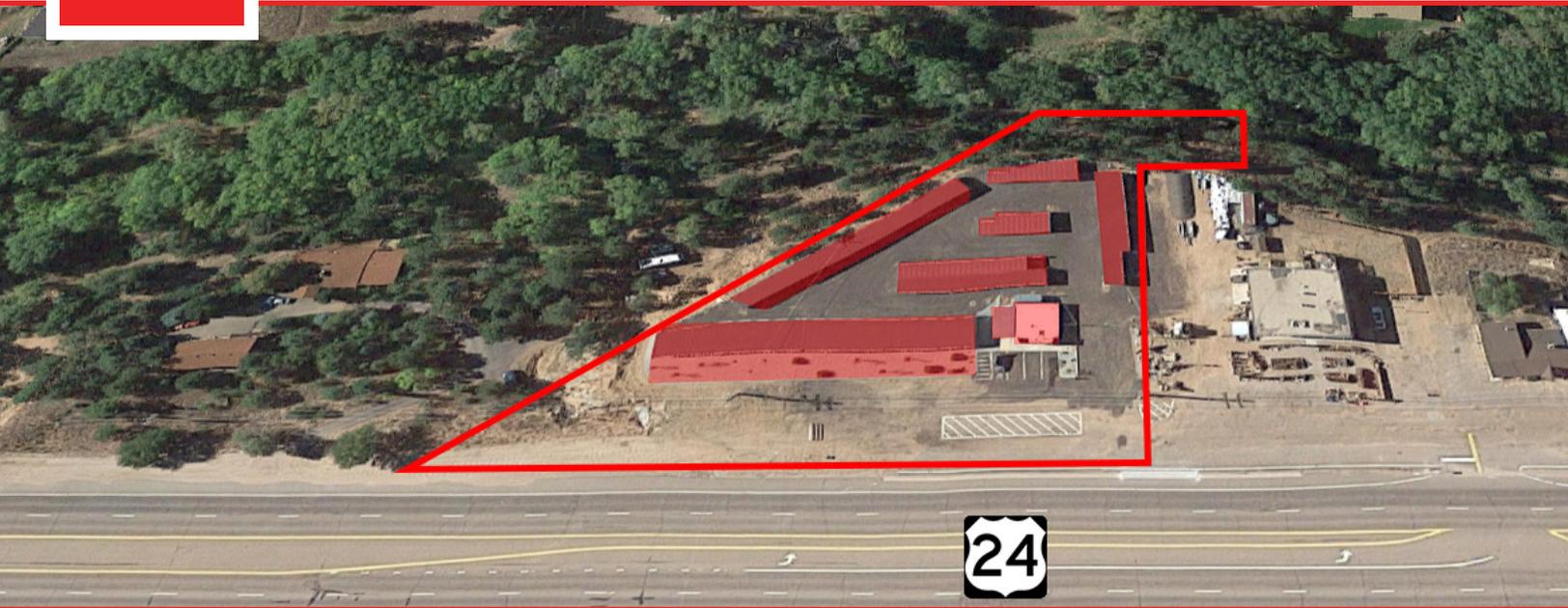


# Investment Sale - Highly Desirable Self Storage

8775 HIGHWAY 24, CASCADE, COLORADO 80809



## Overview

**HUGE PRICE REDUCTION!** Now for sale - The Big Foot Self Storage

This terrific investment generates approximately \$116,004 in actual gross annual rent. Annual expenses are approximately \$32,200 which include taxes, insurance, maintenance estimate, and management.

The total building area is 10,225 SF broken down into 7 smaller buildings (400 SF), (550 SF), (950 SF), (1,225 SF), (1,500 SF), (2,700 SF), and (3,400 SF). The unit mix is (4 car stalls); (eight 10' X 5'); (seventeen 10' x 10'); twenty-two 10' x 15'); (twenty-one 10' X 15'); (one 15' x 15'); and (one 20' x 20'). The construction is fairly new with no expected deferred maintenance. The land area is 1.91 acres. It is zoned CCR-t.

Because it is located between Colorado Springs and Woodland Park this is an excellent passive investment opportunity. It has nearly 400 linear feet of highway frontage which provides very good road-side visibility and easy access for storage customers. The units stay full all the time. (There is currently only 1 vacant unit.)

The asking price (\$1,399,000) is a 6% cap rate of the NOI. Annual property tax is approximately \$14,000. The annual property insurance is \$7,800.

For a private showing and all the confidential financial information, call

Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

## Property Details



**Sales Price**  
\$1,399,000



**Building Size**  
10,225 SF



**Lot Size**  
1.91 Acres



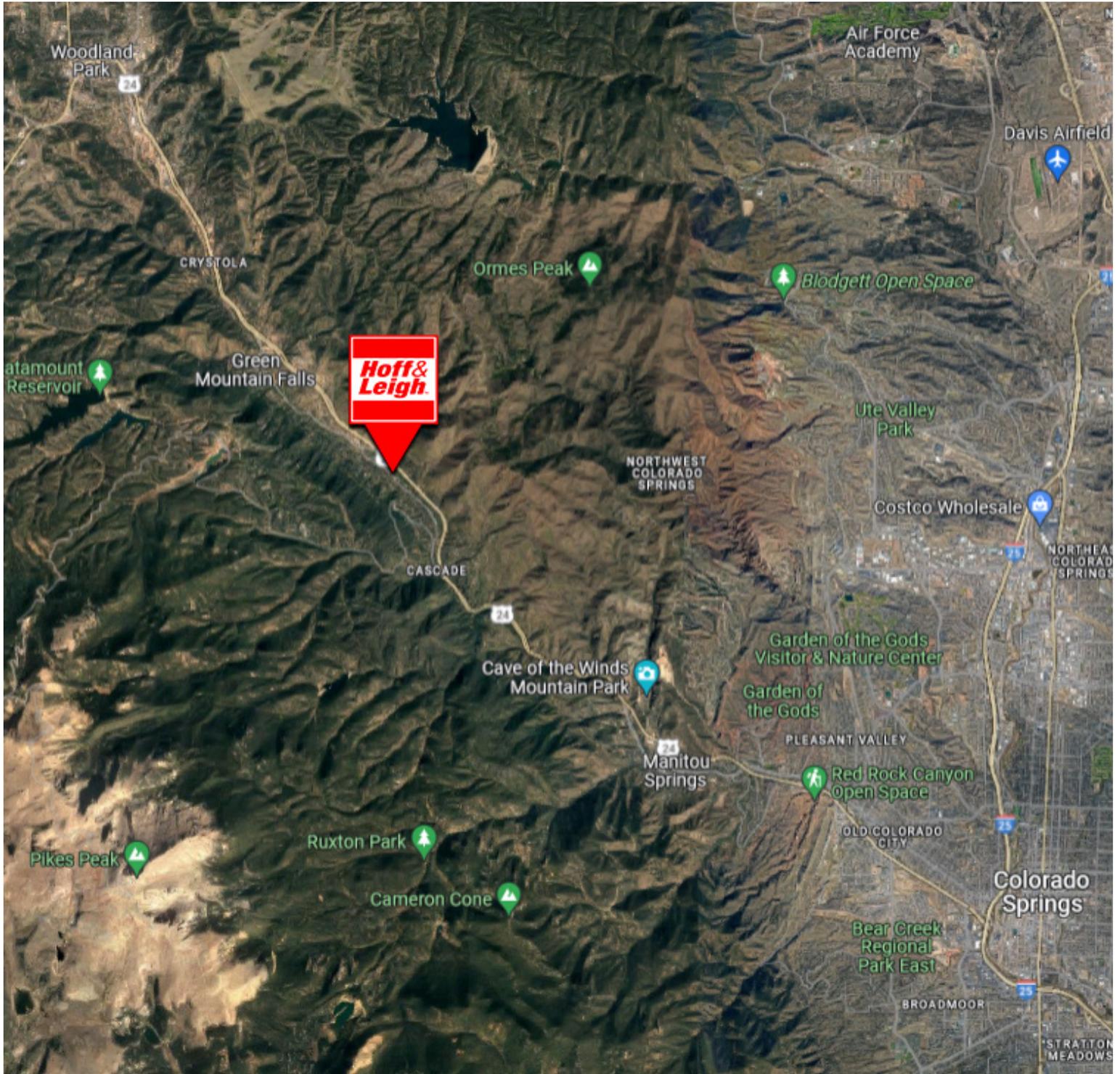
**Zoning**  
CCR-t

Rev: February 19, 2026



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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