

Self Storage Investment Opportunity



KO Storage



711 E. College Dr. &
207 E. Prosser Rd.
Cheyenne, WY 82007

Presented by:

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LIST PRICE: Call for Offers Due: Wednesday, July 23rd

INVESTMENT HIGHLIGHTS

- **Established Physical Occupancy with Operational Upside** The portfolio boasts an average physical occupancy of 86%, offering solid in-place cash flow with immediate potential to push toward stabilized levels and drive economic occupancy.
- **Diverse Revenue Mix and Strong Economic Performance:** With 557 total units and a blend of self-storage and warehouse/office space, the portfolio generates nearly \$715K in effective gross income annually—demonstrating strong rent collections and ancillary revenue streams.
- **Strategic Location within Growing Cheyenne Submarket** Positioned in a stable, growing market with strong housing occupancy and above-average household income (up to \$85,741 avg within a 5-mile radius).

PROPERTY DETAILS

Storage RSF:	76,730
Office/Whs. RSF:	2,625
Units:	557
Current Occ.:	86%





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