

FOR SALE... 89 UNIT SELF STORAGE INVESTMENT...WITH OTHER INCOME OPPORTUNITY



4886 South 139TH Road Bolivar Mo 65613



FOR INFORMATION CONTACT REECE COMMERCIAL...

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.





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## PROPERTY HIGHLIGHTS:

- ◆ Zoning: N/A
- ◆ Built: 1991
- ◆ Land Area: 0.76 acre or +/-33,106 SF
- ◆ Building & Office S/F: 13,606
- ◆ Units: 89 plus Office
- ◆ Utilities: Electricity, propane,, well and Septic shared

## PROPERTY SUMMARY:

- ◆ Easy Access... located just off MO STATE HWY 13
- ◆ 24-hour availability
- ◆ 89 Units... 38 10x20; 2 10x30; 38 12x13; 6 12x26; 5 5x10
- ◆ 20 X 20 . 1 Office rents separately for \$500 month
- ◆ Gravel drives
- ◆ Strategically located between Buffalo & Springfield, MO
- ◆ Five recreational lakes nearby

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It's our pleasure to introduce 89 Storage Units located in Bolivar, MO at 4880 S 139th St. This Self Storage investment offers the people of Bolivar and surrounding area secure storage for their personal property. Strategically located between Buffalo & Springfield, MO and conveniently located near five recreational lakes. Bolivar storage units range in size from 10x5 feet to 12 X 26 feet and have sturdy metal walls. Units are all secured by tenants personal lock.

# Units	Size	Monthly Rent
38	10x20:	\$55.00
2	0X30	\$65.00
38	12X13	\$45.00
6	12X26	\$100.00
5	5X10	\$35.00
1	Office	\$500 monthly

**PRICE: \$699,000 / \$51.37 a square foot**



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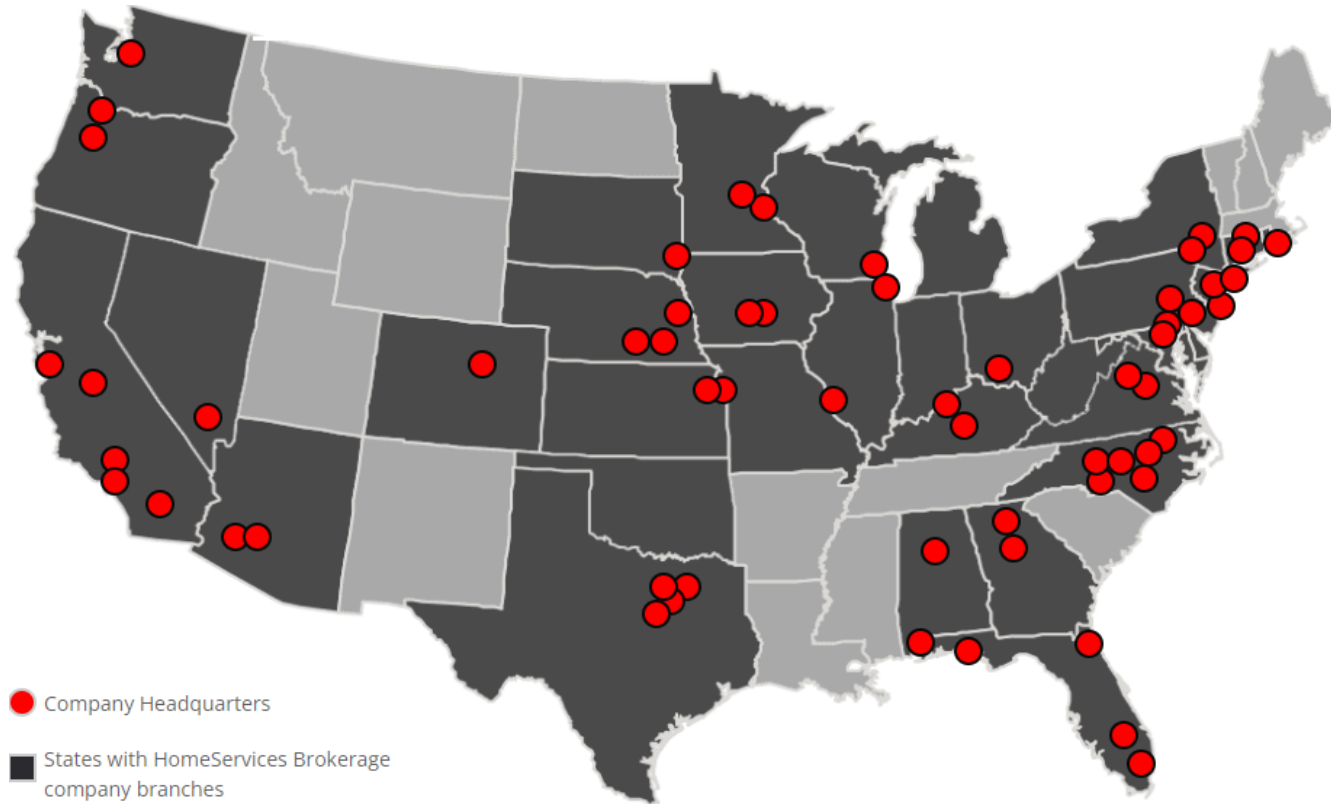
# REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

## Local leadership. National footprint.

Our global reach and our national affiliation with Berkshire Hathaway, combined with our local/regional knowledge of the market will connect you with active buyers, sellers, tenants and Landlords



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