

# Self Storage Investment Opportunity



## Space Rental

1115 E 8th St N  
Newton, IA 50208

1111, 1121 & 1209 E 8th St N  
Newton, IA 50208

1715 1st Ave W  
Newton, IA 50208

Presented by:

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

Area CRE Services - Broker of Record: Keller  
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb & Alex Ihrke  
612-930-6614 | nathan@storage-advisors.com  
612-394-7553 | alex@storage-advisors.com

**LIST PRICE: \$2,500,000**  
**Call for Offers Due 12/17/25**

[Click Here to Request Offering Memorandum](#)

## INVESTMENT HIGHLIGHTS

- **Strong In-Place Performance:** Portfolio is currently 90% occupied, providing immediate income stability and proven tenant demand.
- **Prime Location:** Conveniently positioned along the Interstate 80 corridor, offering excellent access to both Des Moines and Iowa City and serving a wide regional customer base.
- **Operational Upside:** Opportunity to enhance performance through professional management, modern software, and digital marketing to improve efficiency and visibility.
- **Additional Income Streams:** Portfolio includes two Newton, Iowa locations with additional income generated from outdoor parking, an on-site residence, and billboard signage.
- **Offered Below Replacement Cost:** Priced attractively at approximately \$35 per rentable square foot, providing significant value compared to new construction costs in today's market.

## PROPERTY DETAILS

Storage RSF	71,188
Total Units:	320
Acreage:	7.93





