

# Self Storage Investment Opportunity



## Diamond Storage

4206 North College Drive  
Cheyenne, WY 82001

Presented by:

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**LIST PRICE: \$3,950,000 - Call for Offers Due 9/9/25**

### INVESTMENT HIGHLIGHTS

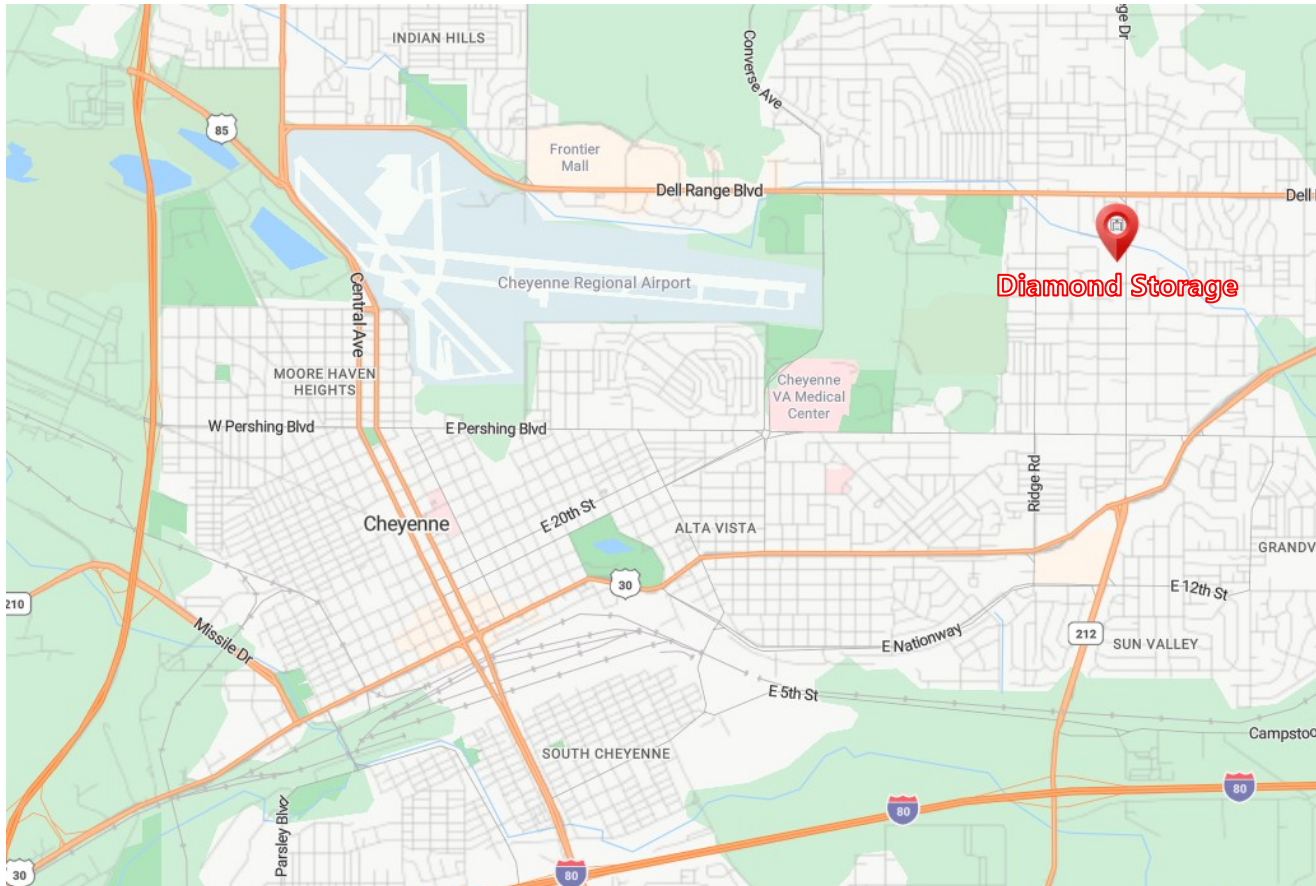
- **Lease-Up Opportunity:** With current physical occupancy at just 54% across self storage, commercial, and parking units, the property offers a clear path to stabilization and substantial NOI growth.
- **Rent Growth Potential:** In-place rental rates remain below those of comparable facilities, creating a near-term opportunity to increase revenue through strategic rate adjustments while staying within submarket thresholds.
- **Diversified Revenue Streams:** The asset generates income from 345 self storage units, 15 commercial tenants, 26 parking spaces and a cell tower lease, offering stability and risk mitigation through tenant and use-type diversification.
- **Tax-Advantaged Environment:** Situated in Wyoming, a state with no personal or corporate income tax, the property offers a favorable investment climate for both individual and institutional capital.

### PROPERTY DETAILS

<b>Storage RSF:</b>	42,350
<b>Parking RSF:</b>	5,200
<b>Commercial RSF:</b>	11,020
<b>Units:</b>	386
<b>Current Occ.:</b>	54%







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