

# Self Storage Investment Opportunity



## Smartlock Self Storage - Kirksville



2104 S Baltimore Street  
Kirksville, MO 63501

Presented by:

**TYLER TRAHANT & CHAD SNYDER**

Dominus Commercial

817-901-7600 | ttrahant@dominuscommercial.com

817-813-5631 | csnyder@dominuscommercial.com

**LARRY GOLDMAN, CCIM**

Goldman Investment Advisors

913-707-9030 | lgoldman@selfstorage.com

**LIST PRICE: \$1,725,000**

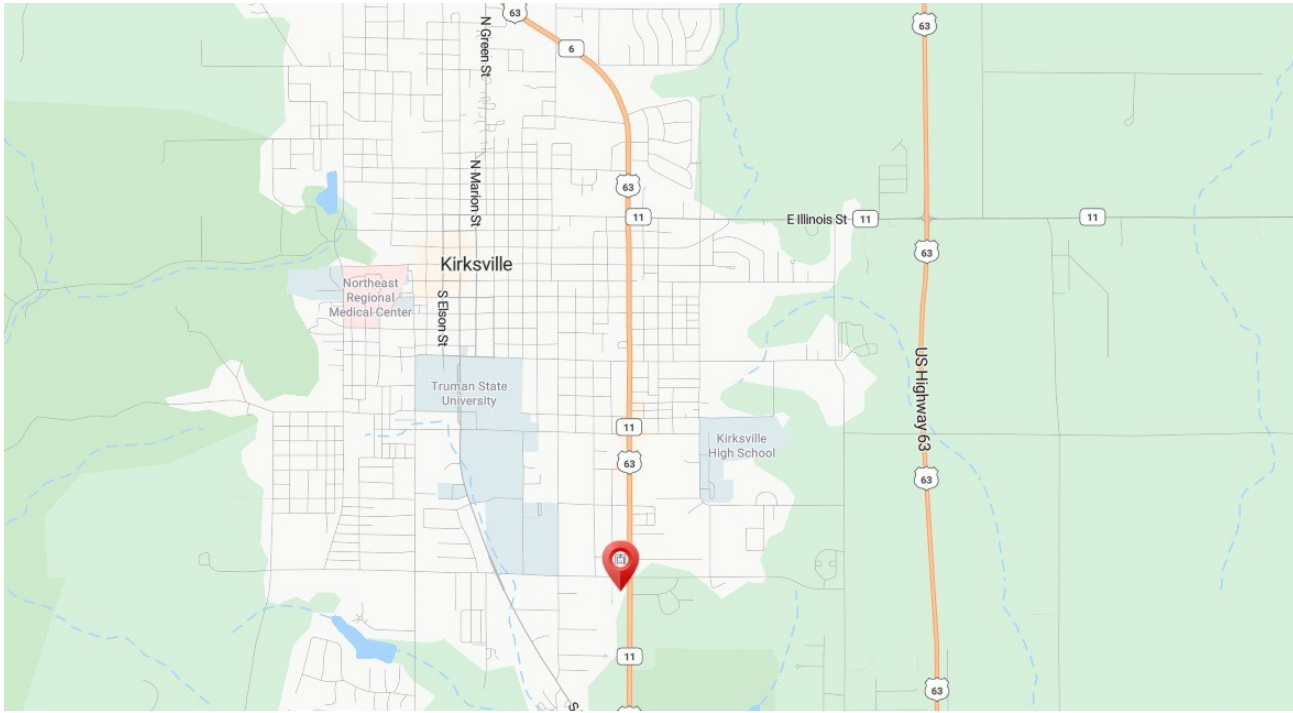
### INVESTMENT HIGHLIGHTS

- Self Storage Conversion opened in September 2023
- 100% Climate Controlled Facility
- Noke locks throughout the property
- Remote managed facility with high tech

### PROPERTY DETAILS

RSF:	15,890
Year Built:	Converted September 2023
Acreage:	2.50
Units:	173
Physical Occ.:	71%





Argus Self Storage Advisors and Dominus Commercial 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.