

# Self Storage Portfolio Opportunity



## Onyx Self Storage of Wooster 2-Property Portfolio

7471 Lincoln Way E.  
Apple Creek, OH 44606  
&  
1788 Eagle Pass  
Wooster, OH 44691

Presented by:

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**LIST PRICE: Unpriced—Contact Broker**

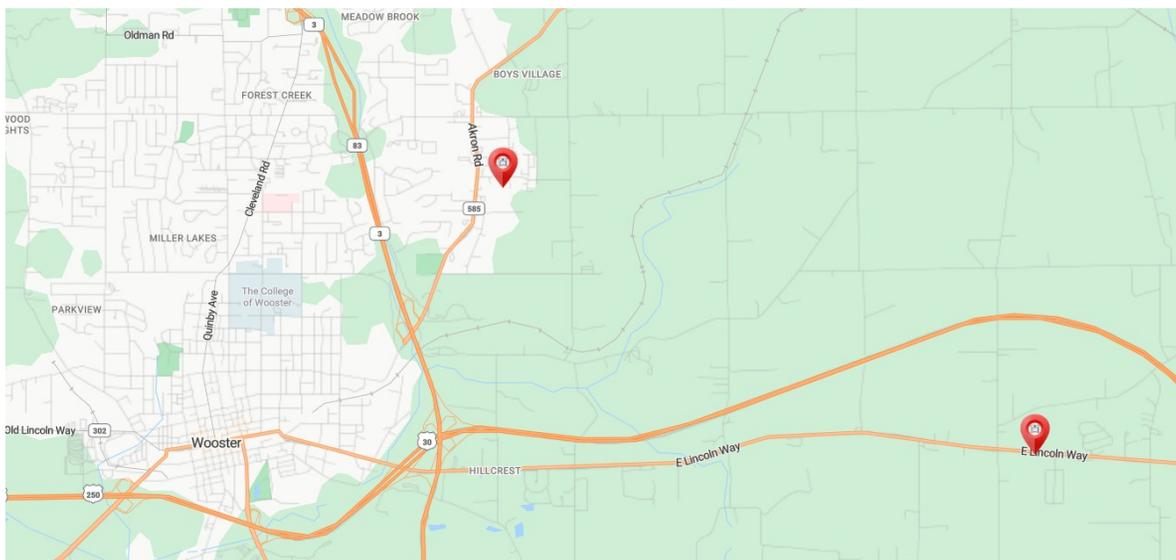
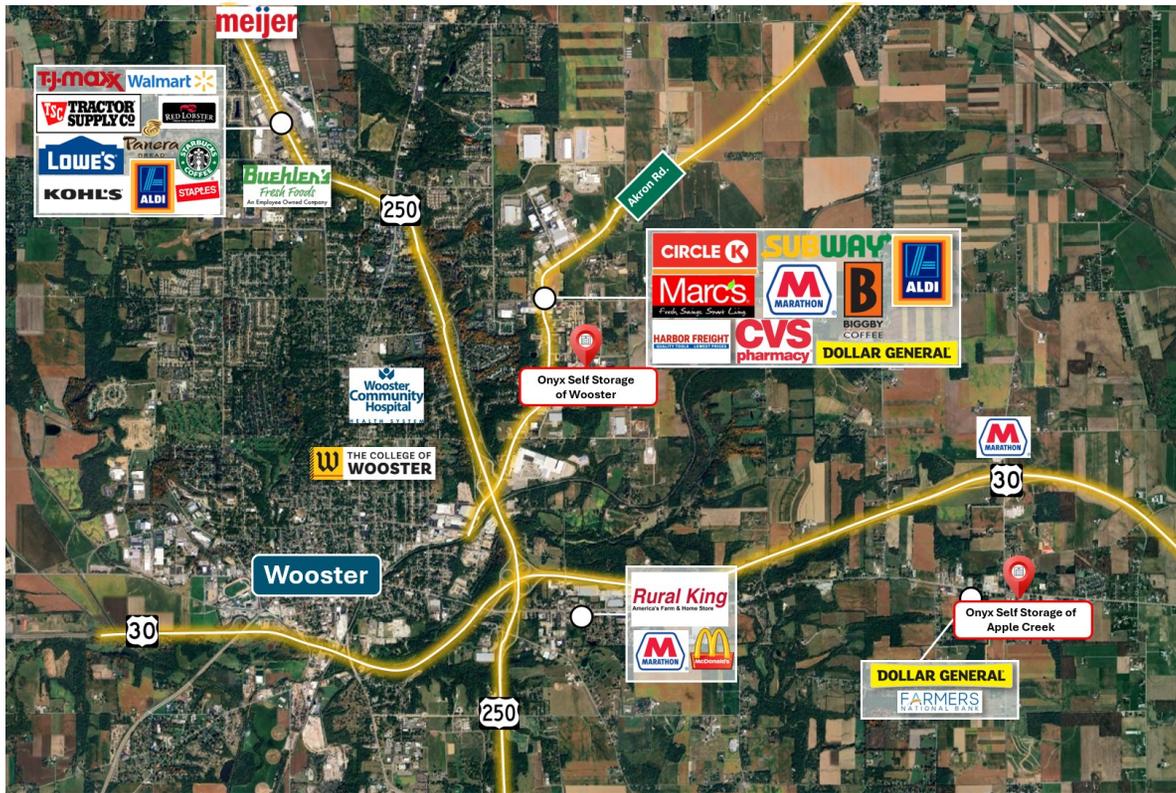
### INVESTMENT HIGHLIGHTS

- **2-Property Self Storage Portfolio:** Wooster, OH MSA
- **Stabilized Facilities:** Turnkey ownership with attractive cash flow base
- **Strategic Scale in a Single Market:** 2 facilities located within 10-minute drive time
- **Value-Add Opportunity:** Potential to convert 11,424 SF of RV/Boat space into traditional self storage
- **Excellent Demographics:** Population averages over 33k and AHHI of \$108k (5-mi)

### PORTFOLIO DETAILS

<b>Storage RSF:</b>	23,089
<b>RV/Boat RSF:</b>	11,424
<b>Storage Units:</b>	183
<b>RV/Boat Spaces:</b>	22
<b>Physical Occ.:</b>	91% (avg.)





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